



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

January 10, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice Chair: Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4 (arrived at 7:09 p.m.)
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Members Absent: Regional Councillor G. Miles – Wards 7 and 8 (vacation)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Acting Commissioner of Planning, Design and Development
K. Walsh, Director of Community Design, Park Planning and
Development
R. Bino, Director of Engineering and Development Services
D. Kraszewski, Manager of Development Services
B. Steiger, Development Planner

Legal Services Department

T. Yao, Senior Legal Counsel

Management and Administrative Services Department

K. Zammit, Director of Council and Administrative Services
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:05 p.m., and adjourned at 7:35 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD001-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD002-2005	Information Report – Application to Amend the Zoning By-Law – Provista Group Inc. - Kevcra Inc. – Southeast corner of Mayfield Road and Colonel Bertram Road - Ward 2 (File C1E17.19)
F1. PDD003-2005	Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited - Amberglen Capital Corp (formerly 903287 Ontario Limited) – North side of Countryside Drive - West of Goreway Drive – Ward 10 (File C7E16.7)
G.	Committee of Adjustment Reports
H1. PDD004-2005	Information Report – Regional Official Plan Amendment 13 Proposed Changes to Environmental Mapping (ROPA 13) (File G70 RE).
I.	Building and Zoning Reports
J.	Community Design - Parks Planning and Development Reports
K. PDD005-2005	Mattamy (Bovaird) Subdivision - Registered Plan 43M-1303 and 43M-1327 – Ozner/DeMeneghi Subdivision - Registered Plan 43M-1409 (Files C6E11.6 and C3W10.2)
L.	Minutes
M1.	Highway 410 Extension

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- | | | |
|------------|--------------------|--|
| M2. | PDD006-2005 | Information Report – Outcome of Ontario Municipal Board Hearing – John and Mary O’Connell (Colonial Motel) and Petro Canada – Southeast Corner of Regional Road 107 and Chinguacousy Road (File P04 PA) |
| N1. | PDD007-2005 | List of Referred Reports - Planning, Design and Development Committee |
| O. | | Deferred Matters |
| P1. | PDD008-2005 | Dedicated Funding for Land Securement - Resolution 2004-1282 (City File G70) |
| P2. | PDD009-2005 | Caledon Transportation Needs Study – Resolution 2004-1243 (City File G70). |
| P3. | PDD010-2005 | Resolution Regarding Highway 427 Environmental Assessment (City File G75) |
| Q. | | Question Period |
| R. | | Public Question Period |
| S. | | Closed Session |
| T. | PDD011-2005 | Adjournment |

City Councillor Gibson, Chair

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A. Approval of the Agenda

Note: The motion to approve the agenda was dealt with at the commencement of the meeting; however later in the meeting, on a 2/3 majority vote, the Approval of the Agenda was reopened and Item M3 was added to the Agenda.

PDD001-2005 That the agenda for the Planning, Design and Development Committee Meeting dated January 10, 2005, be approved as amended to add the following:

Under Other/New Business:

M3. Discussion, re: **Impact of Increased Densities on the Community with respect to Schools, Roads, Parks etc.**

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, H1, K1, N1, P1, P2, P3)

D. Public Meeting Reports

D 1. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 8, 2004, re: **Information Report – Application to Amend the Zoning By-Law – Provista Group Inc. - Kevcra Inc. – Southeast corner of Mayfield Road and Colonel Bertram Road - Ward 2** (File C1E17.19).

One member of the public was present for this item but did not wish to see a presentation.

Mr. John Ignagni, 5421 Champlain Trail, Mississauga, questioned the impact of the proposed zoning amendment on Lot 5, a lot he was considering purchasing. Staff explained that the rear of a number of the subject lots including Lots 5 and

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6, are adjacent to the Etobicoke Creek Valley and in order to protect its natural features a rezoning is required “where no buildings or structures (including decks, patios and pools would be permitted”. Staff confirmed however that there is sufficient land on Lot 5 “for a suitable building lot.”

The following motion was considered:

- PDD002-2005
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 8, 2004, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Information Report – Application to Amend the Zoning By-Law – Provista Group Inc. - Kevcra Inc. – Southeast corner of Mayfield Road and Colonel Bertram Road - Ward 2** (File C1E17.19) be received; and,
 2. That staff be directed to report back with a report and amending zoning by-law.

Carried

Note: Later in the meeting there was further discussion regarding the “private open space” zone and measures to ensure that property owners are aware of restrictions imposed to protect these lands from any encroachments and the enforcement of these restrictions being addressed.

Direction was given

- **That when the staff report with respect to the Application to Amend the Zoning By-law – Provista Group Inc – Kevcra Inc (File C1E17.19) comes back to Committee, the matter of measures to ensure that property owners are aware of restrictions imposed to protect the lands zoned “private open space” from any encroachments as well as enforcement of those restrictions shall be addressed in the report.**

E. Delegations -nil

F. Development Team Reports

- * F 1. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated December 20, 2004, re: **Recommendation Report – Proposed Draft Plan of Subdivision and**

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Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited - Amberglen Capital Corp (formerly 903287 Ontario Limited) – North side of Countryside Drive - West of Goreway Drive – Ward 10 (File C7E16.7).

- PDD003-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated December 20, 2004, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited - Amberglen Capital Corp (formerly 903287 Ontario Limited) – North side of Countryside Drive - West of Goreway Drive – Ward 10 (File C7E16.7)** be received; and
 2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval shall be received from the Toronto and Region Conservation Authority and internal City departments and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
 3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
 4. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;

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5. That prior to the issuance of draft plan approval, the applicant shall submit an addendum to the approved Functional Servicing Report, to the satisfaction of the Commissioner of Planning Design and Development, confirming that the planned stormwater management pond located within the abutting registered plan to the east (43M-1632) will adequately service the proposed development;
6. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
7. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
8. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law; and,
9. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 1. any necessary red-line revisions to the draft plan identified arising from the receipt of formal comments and,
 2. all conditions contained in the ***City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision***, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including: a condition requiring clearance from the City and Region confirming that all necessary traffic improvements are completed prior to registration.
10. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

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G. Committee of Adjustment Reports - nil

H. Policy Planning Reports

- * H 1. Report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated January 3, 2005, re:
Information Report – Regional Official Plan Amendment 13 Proposed Changes to Environmental Mapping (ROPA 13) (File G70 RE).

- PDD004-2005
1. That the report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated January 3, 2005, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Information Report – Regional Official Plan Amendment 13 Proposed Changes to Environmental Mapping (ROPA 13)** (File G70 RE) be received; and,
 2. That this report constitute the City of Brampton's formal response to Regional Official Plan Amendment 13;
 3. That the Region of Peel be requested to revise Appendix III in the General Committee planning report to state that future infill development will be determined based on the results of a comprehensive analysis of the Village off Churchville;
 4. That subject to the revisions outlined in Recommendation 3 above, the proposal attached to the staff report as Appendix A be supported; and,
 5. That the City Clerk be directed to circulate a copy of the staff report and approved recommendation to the Region of Peel, City of Mississauga, Town of Caledon and Credit Valley and Toronto and Region Conservation Authorities for their information.

Carried

I. Building and Zoning Reports - nil

J. Community Design - Parks Planning and Development Reports - nil

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K. Engineering and Development Services Reports

- * K 1. Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated December 9, 2004, re: **Mattamy (Bovaird) Subdivision - Registered Plan 43M-1303 and 43M-1327 – Ozner/DeMeneghi Subdivision - Registered Plan 43M-1409** (Files C6E11.6 and C3W10.2).

- PDD005-2005 1. That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated December 9, 2004, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Mattamy (Bovaird) Subdivision - Registered Plan 43M-1303 and 43M-1327 – Ozner/DeMeneghi Subdivision - Registered Plan 43M-1409** (Files C6E11.6 and C3W10.2) be received; and,
2. That the Commissioner of Legal Services and City Solicitor be requested to proceed with the assumption of the subject developments.

Carried

L. Minutes - nil

M. Other/New Business/Unfinished Business

M 1. Monthly Update – Status of Highway 410 Extension - nil

- M 2. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 10, 2004, re: **Information Report – Outcome of Ontario Municipal Board Hearing – John and Mary O’Connell (Colonial Motel) and Petro Canada – Southeast Corner of Regional Road 107 and Chinguacousy Road** (File P04 PA).

Discussion took place regarding the need for review of the City’s current Secondary Plans and Official Plan design policies and objectives to reflect the general change in direction that has taken place within the City with respect to urban design standards. In particular, Committee felt that the design of gas stations should be more of a “village-type” design where appropriate that would

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be more compatible with the community. There was also discussion regarding the lighting and “spill over” of the bright lights and the need for the City to reduce the illumination on these sites.

Staff confirmed that an amendment to the Official Plan and Secondary Plans is under review with a view to including reference to the City Development Design Guidelines which would incorporate the more current terms of “urban design guidelines.” Staff also confirmed that specific design guidelines for gas station uses is underway and will be presented to Committee in the near future.

PDD006-2006 That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 10, 2004, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Information Report – Outcome of Ontario Municipal Board Hearing – John and Mary O’Connell (Colonial Motel) and Petro Canada – Southeast Corner of Regional Road 107 and Chinguacousy Road** (File C2W10.11 / SP 03/102) be received.

Carried

M3. Discussion, re: **Impact of Increased Densities on the Community with respect to Schools, Roads, Parks etc.**

Note: On a 2/3 majority vote, the Approval of the Agenda was reopened and Item M3 was added to the Agenda.

Discussion took place with respect to the overall impact on schools, roads and parks, etc. when increased densities for housing are allowed for subdivisions and the need for a report to be provided to Committee with those details.

Staff confirmed that a report in this regard will be coming forward to Committee.

N. Referred Matters

* N 1. **List of Referred Reports – Planning, Design And Development Committee.**

PDD007-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of January 10, 2005 (File P45GE) be received.

Carried

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O. Deferred Matters - nil

P. Correspondence

- * P 1. Correspondence from the Region of Peel dated December 16, 2004, re: **Dedicated Funding for Land Securement - Resolution 2004-1282** (City File G70).

PDD008-2005 That the correspondence from the Region of Peel dated December 16, 2004, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Dedicated Funding for Land Securement - Resolution 2004-1282** (City File G70) be received

Carried

- * P 2. Correspondence from the Region of Peel dated December 15, 2004, re: **Caledon Transportation Needs Study – Resolution 2004-1243** (City File G70).

PDD009-2005 That the correspondence from the Region of Peel dated December 15, 2004, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Caledon Transportation Needs Study – Resolution 2004-1243** (City File G70) be received.

Carried

- * P 3. Correspondence from the Region of York dated November 23, 2004, re: **Resolution Regarding Highway 427 Environmental Assessment** (City File G75)

PDD010-2005 That the correspondence from the Region of York dated November 23, 2004, to the Planning, Design and Development Committee Meeting of January 10, 2005, re: **Resolution Regarding Highway 427 Environmental Assessment** (City File G75) be received.

Carried

Q. Question Period

- Q 1. Pursuant to a question from Regional Councillor Susan DiMarco with respect to the Official Plan review on urban design guidelines staff confirmed an amendment to the Official Plan and Secondary Plans is under review with a view

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to including reference to the City Development Design Guidelines which would incorporate the more current terms of “urban design guidelines.”

R. Public Question Period - nil

S. Closed Session - nil

T. Adjournment

PDD011-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, January 24, 2005 at 1:00 p.m.

Carried

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Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

January 31, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5

Vice Chair: Regional Councillor P. Palleschi - Wards 2 and 6 (**Chair**)

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4 (arrived at 7:09 p.m.)
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Staff Present: **Planning, Design and Development Department**
J. Corbett, Acting Commissioner of Planning, Design and Development
K. Walsh, Director of Community Design, Park Planning and
Development
D. Kraszewski, Manager of Development Services
G. Charles, Development Planner
P. Cooper, Central Area Planner
N. Grady, Development Planner
A. Parsons, Development Planner
G. Gray, Project Manager

Legal Services Department

C. Viinberg, Legal Counsel

Management and Administrative Services Department

L. Mikulich, City Clerk

C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:05 p.m., and adjourned at 10:07 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD012-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD013-2005	Information Report - Application to Amend the Zoning By-Law – Lionhead Springbrook Development (Kaneff Properties) – Southwest of the intersection of Creditview Road and Queen Street West - Ward 6 (File C4W5.8)
D2. PDD014-2005	Information Report – Application to Amend the Official Plan and Zoning By-Law – 950504 Ontario Inc. and 1033803 Ontario Inc. – Southeast corner of Regional Road 107 (formerly Highway 7) and Beaumaris Drive - Ward 10 (File C9E4.12)
D3. PDD015-2005	Information Report – Application to Amend the Official Plan and Zoning By-Law – Gagnon Law Bozzo Urban Planners Ltd. – 59 and 63 Church Street East – Ward 1 (File C1E6.52).
D4. PDD016-2005	Application to Amend the Zoning By-Law – Weston Consulting Group Inc. / 404048 Ontario Ltd.– Northeast corner of Main Street North and Nelson Street East - Ward 1 (File C1E6.51)
D5. PDD017-2005	Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, north of Castlemore Road – Ward 10 (File C7E12.11)
D6. PDD018-2005	Information Report - Application to Amend the Zoning By-Law - Korsiak And Company Limited (Mattamy (Castlemore) Limited) - 10590 Goreway Drive - West side of Goreway Drive, north of Nelly Court – Ward 10 (File C7E13.8)
D7. PDD019-2005	Information Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Partacc Developments Inc. – South side of Countryside Drive and West of Torbram Road – Ward 9 (File C5E15.2)

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- E1. PDD020-2005** Delegation -**Appeal of Committee of Adjustment Approval of Minor Variance Application A011/05 – 8940 Creditview Road – Ward 6** (File A011/05) (See Item G1).
- F1. PDD021-2005** **Recommendation Report – Proposed Draft Plan of Subdivision – Andrin Ravines – Kerbel Group – North side of Ebenezer Road, East of The Gore Road – Ward 10** (File C10E6.6)
- G. PDD020-2005** **Recommendation Report - Appeal of Committee of Adjustment Approval of Minor Variance Application A011/05 – 8940 Creditview Road – Ward 6** (File A011/05) (See Delegation E1).
- H.** **Policy Planning Reports**
- I.** **Building and Zoning Reports**
- J1. PDD022-2005** **Proposal for Redevelopment of Heritage Administration Building at O.P.P. Park** (File B10.ON).
- J2. PDD023-2005** **Securing Vacant Heritage Buildings** (File G33 LA).
- J3. PDD024-2005** **Proposal to Study Preservation Options for Historic Creditdale Farm (Steeles-Confour Inc.)** (File G33 LA).
- K1. PDD025-2005** **Subdivision Assumption – Terraco Subdivision, Registered Plan 43M-1432 and Sandringham 201 Phase 6, Registered Plan 43M-1309** (Files C1W13.7)
- L1. PDD026-2005** **Brampton Heritage Board Minutes – January 18, 2005.**
- M1.** **Highway 410 Extension**
- M2. PDD027-2005** **Information Report – Appeal of an Application for Site Plan Approval to the Ontario Municipal Board – Lakeside Garden gallery – 10753 Heart Lake Road and Lands to the East. – Ward 9** (File SP 03-081).
- N1. PDD028-2005** **List of Referred Reports - Planning, Design and Development Committee**
- O.** **Deferred Matters**

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|-----------|--------------------|-------------------------------|
| P. | | Correspondence |
| Q. | | Question Period |
| R. | | Public Question Period |
| S. | | Closed Session |
| T. | PDD029-2005 | Adjournment |

City Councillor Gibson, Chair

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A. Approval of the Agenda

PDD012-2005 That the agenda for the Planning, Design and Development Committee Meeting dated January 31, 2005, be approved as printed.

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, J2, J3, L1**, M2, N1)

** The Recommendations of the Brampton Heritage Board at its meeting of January 18, 2005, were amended, as part of the consent recommendation, as follows:

1. Recommendation HB006-2005 as follows:

“HB006-2005 That, as considered at the Brampton Heritage Board Meeting of January 18, 2005, the Brampton Heritage Board confirms its position that heritage designation of the **Alexander Hutton Farmhouse (“Bonnie Braes”) – 8675 Creditview Road – Ward 6** (File G33) include the full property (farmhouse and cultural landscape), as outlined in the Statement of Reason for Heritage Designation considered by the Board on October 19, 2004.”

was amended to read as follows in order to add context to the Board’s position:

“HB006-2005 That, as considered at the Brampton Heritage Board Meeting of January 18, 2005, the Brampton Heritage Board confirms its position **pursuant to the Board’s January 21, 2003 Recommendation HB007-2003 (approved by Council on February 10, 2003) “that heritage designation of the Alexander Hutton Farmhouse (“Bonnie Braes”) – 8675 Creditview Road – Ward 6 (File G33) be**

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accelerated” and that the heritage designation for this property include the full property (farmhouse and cultural landscape) as outlined in the Statement of Reason for Heritage Designation considered by the Board on October 19, 2004.”

2. Recommendation HB017-2005 as follows:

“HB017-2005 Whereas, as its meeting of January 18, 2005, the Brampton Heritage Board considered the matter of the **Demolition of a Property on the City of Brampton Inventory of Heritage Resources without a Demolition Permit – 10473 Mississauga Road – Ward 6** (File G33); and,

“Whereas at the time the Board expressed its grave concern and anger that a **steward** of some of the City’s valuable heritage resources should show a total disregard for the laws; and,

“Therefore Be It Resolved that the Brampton Heritage Board supports the vigorous prosecution of this case and urges the prosecution to request the maximum penalty available under the law; and further,

“That the City’s Heritage Coordinator be directed to establish a meeting between the Board’s Co-Chairs, the Commissioners of Planning, Design and Development and Legal Services, the Chief Building Official, the City’s Heritage Coordinator and other staff as appropriate to determine if any repercussions could result with respect to any planning applications for this property as a result of this disregard for the law.”

was amended to read as follows:

“HB017-2005 Whereas, as its meeting of January 18, 2005, the Brampton Heritage Board considered the matter of the **Demolition of a Property on the City of Brampton Inventory of Heritage Resources without a Demolition Permit – 10473 Mississauga Road – Ward 6** (File G33); and,

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“Whereas at the time the Board expressed its grave concern and anger that a **property owner** of some of the City’s valuable heritage resources should show a total disregard for the laws; and,

“Therefore Be It Resolved that the Brampton Heritage Board supports the vigorous prosecution of this case and urges the prosecution to request the maximum penalty available under the law; and further,

“That the City’s Heritage Coordinator be directed to establish a meeting between the Board’s Co-Chairs, the Commissioners of Planning, Design and Development and Legal Services, the Chief Building Official, the City’s Heritage Coordinator and other staff as appropriate to determine if any repercussions could result with respect to any planning applications for this property as a result of this disregard for the law.”

D. Public Meeting Reports

- D 1. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, January 31, 2005, re: **Information Report - Application to Amend the Zoning By-Law – Lionhead Springbrook Development (Kaneff Properties) – Southwest of the intersection of Creditview Road and Queen Street West - Ward 6** (File C4W5.8).

The Chair acknowledged correspondence submitted by Jorrie Yau and Salina To, 61 Links Lane, Brampton, stating their opposition to the proposed development.

Members of the public present requested a presentation of the proposal.

Mr. G. Charles, Development Planner, gave a presentation and provided details of the proposal.

Mr. Poul Von Bulow, 8989 Creditview Road, Brampton, advised that his property is adjacent to the subject development and expressed concerns with respect to future in and out access to the site and questioned whether a median is being considered with the proposed widening of Queen Street to four lanes.

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Mr. Steve Robinson, 2 Pride Court, Brampton, stated his objection to the proposed development as he feels that high density development with a strip plaza is incompatible with the neighbourhood. He was of the opinion that the subject proposal would negatively impact the value of the homes and discourage future development of upscale executive housing in the area. He submitted correspondence outlining his concerns.

Ms. Ingrid Glyn-Williams, 31 Links Lane, Brampton, expressed similar concerns as the previous speakers. She was of the opinion that the proposed day care centre is unsuitable for the area and will create a high volume of traffic and questioned where the traffic overflow would be accommodated.

Mr. Mark Diamantopoulos, 77 Links Lane, Brampton, informed Committee that he moved from an upscale neighbourhood to this location and he does not support the subject proposal for townhouses and a day care centre. He was of the opinion that the subject proposal would negatively impact the community and the value of the homes and requested that the proposal be reconsidered.

Ms. Cheryl Roy and Mr. Francis Roy, 2 Champion Court, Brampton, advised that their home is on the opposite side of the subject site and that they do not support the proposed development. They expressed concerns with respect to traffic impact, noise and pollution that is associated with such a development. They were of the opinion that the proposal is inconsistent with the neighbourhood and will have a negative impact on their taxes.

Mr. Peter Skacha, 12 Champion Court, Brampton, advised that his backyard will be at the rear of the proposed daycare site and raised concerns with respect to the traffic associated with such a use. He questioned the location of the walkway and was concerned about the impact the proposed development would have on the lifestyle of the area residents.

Mr. Peter Baxter, 13 Classic Drive, Brampton, advised that he has the same concerns as other speakers. He objects to the proposed townhouses and the commercial use for the subject site and was concerned about traffic congestion, noise and litter associated with such a proposal. He was also concerned about the proposed walkway which will be located close to his property and suggested that the proposal be reconsidered.

Ms. Diane Baxter, 13 Classic Drive, Brampton, was of the opinion that the proposed development would ruin the community and a proposal for a few executive homes would be more compatible with the neighbourhood and should be considered.

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Mr. Ron Lincoln, 36 Pride Court, Brampton, was concerned that the proposed high density development would negatively impact the community and advised that he does not support the proposal. He also questioned what type of offices will be allowed under the commercial/retail zoning designation.

Mr. Frank Rajk, 77 Links Lane, Brampton, urged Committee to note the concerns expressed by residents and reconsider the subject proposal.

Ms. Cathy May, 81 Links Lane, Brampton, expressed concerns with respect to traffic impact, noise and pollution that is associated with the subject development. She is of the opinion that the townhouse proposal is inconsistent with the neighbourhood.

Mr. Domingos Oliveira, 10 Champion Court, Brampton, indicated that he is not in support of the subject proposal. He was of the opinion that the proposal would generate increased vehicular activity at peak hours which would impact traffic flow on Queen Street. He felt that the proposed development would encourage young people to 'hang-out' which would result in noisy neighbourhood. He suggested that Committee reconsider the proposal and approve a proposal that is compatible with the community. He submitted correspondence expressing his concerns and a petition on behalf of the neighbours opposing the proposal.

Mr. Rocco Lallone, 3 Links Lane, Brampton, advised that he shares the same concerns as the other speakers. With the proposed development he felt that the character of the neighbourhood would be negatively impacted because of the increased traffic a commercial use would generate, that young people would be encouraged to 'hang-out' which would result in a noisy neighbourhood and that the nearby value of the nearby properties would be reduced. He also questioned what type of offices will be allowed under the commercial/retail zoning designation.

Ms. Karen Tyers, 1590 Queen Street West, Brampton, was concerned about traffic impact, lack of bus-stops and sidewalks along Queen Street and the safety of pedestrians in the vicinity of Queen Street and Creditview Road area. She was of the opinion that the proposed operation of a day care facility would exacerbate the traffic situation even if Queen Street was widened to four lanes.

Ms. Angie Horchover, 69 Links Lane, Brampton, advised that she shares the concerns of the previous and agrees with them.

Mr. Dave Burnett, 42 Sandmere Avenue, Brampton, expressed concerns with respect to the size of the proposed day care facility, access to and from the site, and provisions for emergency services. He was of the opinion that the City

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should regulate density issues such as the subject development, because if the application was appealed, the Ontario Municipal Board would make the final decision.

Mr. Walter Petryshyn, 492 Main Street North, Brampton, was concerned about the maintenance of the proposed retail units at the subject site. It was his opinion that retail units with commercial frontages are not well maintained.

Clarification was provided by the Chair and staff that the proposal to rezone the subject site is the first step in the planning process and that under the *Planning Act* all applications must be accepted by the municipality.

Staff advised that notice of the public meeting was sent out to all affected residents in accordance with the provisions of the *Planning Act* and confirmed that all the issues raised by the residents at this meeting will be addressed in the recommendation report.

- PDD013-2005
1. That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated January 31, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Information Report - Application to Amend the Zoning By-Law – Lionhead Springbrook Development (Kaneff Properties) – Southwest of the intersection of Creditview Road and Queen Street West - Ward 6** (File C4W5.8) be received; and,
 2. That the correspondence from the following, to the Planning, Design and Development Committee Meeting of January 31, 2005 re: **Application to Amend the Zoning By-Law – Lionhead Springbrook Development (Kaneff Properties) – Southwest of the intersection of Creditview Road and Queen Street West - Ward 6** (File C4W5.8) opposing the subject applications, be received:
 - (a) Jorrie Yau and Salina To, 61 Links Lane Brampton,
 - (b) Steve Robinson, 2 Pride Court, Brampton,
 - (c) Domingos Oliveira, 10 Champion Court, Brampton – including a petition; and
 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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- D 2. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated Planning, Design and Development, dated January 3, 2005, re: **Information Report – Application to Amend the Official Plan and Zoning By-Law – 950504 Ontario Inc. and 1033803 Ontario Inc. – Southeast corner of Regional Road 107 (formerly Highway 7) and Beaumaris Drive - Ward 10** (File C9E4.12).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD014-2005
1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated January 3, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Information Report – Application to Amend the Official Plan and Zoning By-Law – 950504 Ontario Inc. and 1033803 Ontario Inc. – Southeast corner of Regional Road 107 (formerly Highway 7) and Beaumaris Drive - Ward 10** (File C9E4.12) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from P. Cooper, Central Area Planner, Planning, Design and Development, January 13, 2005, re: **Information Report – Application to Amend the Official Plan and Zoning By-Law – Gagnon Law Bozzo Urban Planners Ltd. – 59 and 63 Church Street East – Ward 1** (File C1E6.52).

The Chair acknowledged correspondence submitted by Ms. Mary Wheeler, 1 Belvedere Court, Brampton, and Mr. Cal MacPherson, 32 Scott Street, Brampton, providing comments on the subject application.

Members of the public present requested a presentation of the proposal.

Ms. P. Cooper, Central Area Planner, gave a presentation and provided details of the proposal to permit a 16 storey, 216 unit residential condominium building at the subject site.

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Ms. Beverly Lunney, 7 Richmond Drive, Brampton, advised that she owns a condominium at 58 Church Street East, which is located opposite the proposed development. She stated that she does not support the subject proposal and urged Committee to maintain the present Secondary Plan designation of “Institutional”. Instead of a high density residential use, she was of the opinion that recreational, cultural and educational centres would enhance the area and be more beneficial to the residents. She was concerned about the impact the proposed development would have on traffic in the vicinity, safety of residents, parking, environmental pollution, value of property and the esthetic quality of the neighbourhood.

Ms. Susan Reeve, 9 Woodward Avenue, Brampton, was concerned about speeding vehicles and safety of residents as she feels that the downtown core will not be able to accommodate the traffic congestion that will be generated from the subject proposal. She was of the opinion that the proposal would negatively impact property taxes and take away from the ‘quaint’ character of the downtown. She agreed that intensification of the downtown is necessary for a successful business community but felt that a building of such magnitude is inappropriate for Church Street. She submitted a petition from residents in the neighbourhood opposing the proposal.

Mr. Andrew McIntosh, 8 Maple Avenue, Brampton, was concerned about the number of proposed developments for the downtown core and its impact on traffic, and other services such as snow clearing, emergency services and parking. With respect to traffic he stressed the need for a traffic study that included all the proposals for the downtown.

Mr. John Holman, 8 Alexander Street, Brampton, requested that an “aggregate” traffic study be completed for the proposed developments, as he was concerned about the traffic congestion in the vicinity of Main and Queen Street. He questioned the need for a 17 storey building and suggested a height limitation on all proposed buildings. He noted that the residents would like the downtown to thrive and agreed that development must take place, but requested that the overall appearance of the downtown be considered with its present “heritage features” versus a “modern appearance”.

Mr. Andrew DeGroot, 27 Rosedale Avenue, Brampton, advised that he supports intensification of the downtown, but felt that the subject proposal is “out of scale”, the design features are incompatible, and the landscape and lot sizes are inappropriate. He requested that the City delay the proposed development until the completion of the Central Area Plan Review, the Heritage District Study and the release of the new Heritage Act by the Province and then consider the impact of the proposals collectively rather than individually.

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Mr. Peter Litmola, 20 Lesbury Avenue, Brampton, advised that he supports the subject proposal and as the owner of a business in the downtown, he feels that the proposed development of the downtown would generate the much needed customers for successful businesses such as a supermarket. He was of the opinion that parking in the downtown would not become an issue if the services that residents needed are within walking distance.

Ms. Martha Whittaker, 10 Purple Finch Court, Brampton, agreed that development is necessary, but felt that the proposed 17 storey highrise was excessive for the downtown. She encouraged Committee to manage density and consider a more balance approach for the downtown core.

Ms. Hawley Johnston, 10 Woodward Avenue, Brampton, indicated that she is not against the proposal as development is necessary for progress. However, she felt that a compromise is required with respect to the height of the proposed 17 storey building. She is concerned about the lack of parking and the traffic impact in the vicinity and questioned whether there is a proposal to widen Church Street to accommodate the traffic congestion that will be generated from the subject proposal. In the interest of safety she was of the opinion that stop signs should be considered for the corner of Ken Whillans and Church Street. Concerns were also expressed with respect to the impact of the proposal on the Etobicoke Creek.

Mr. Walter Petryshyn, 1247 Dundas Street West, Toronto, advised that he supports the proposal as he feels that the development of the downtown would generate the much needed customers for successful businesses in the downtown. However, he feels that residents avoid the downtown because of the lack of parking and stressed the need for this to be addressed.

Mr. Dave Burnett, 42 Sandmere Avenue, Brampton, indicated that he supports the proposed development and agreed that the downtown needs more density to encourage businesses to return. However, he advised that the pace of growth in the downtown be managed and suggested that “brownfield development” be considered.

Mr. Neil Davis, Chair of Planning Sub Committee, Brampton Downtown Business Association, agreed that intensification of the downtown is required and that both the proposed developments for the downtown are appropriate, but noted that the area residents have many concerns that need to be addressed in the detailed review of the projects. He felt that the concerns expressed by residents with respect to issues such as height, density, massing, scale of the proposal, appearance and design should be examined. He cautioned that each proposal site be looked at individually and viewed in terms of the Central Area Plan Review and that the highest form of architectural and urban design should be considered.

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Mr. Don Haynes, a member of the Brampton Downtown Business Association, advised that he supports the subject proposal because he believes it will encourage “life in the downtown”. To attract residents to the downtown he felt that more activities/services such as the theatre are needed and agreed that issue of parking needs to be addressed.

Staff confirmed that all the issues raised by the residents at this meeting will be addressed in the recommendation report.

- PDD015-2005
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated January 13, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Information Report – Application to Amend the Official Plan and Zoning By-Law – Gagnon Law Bozzo Urban Planners Ltd. – 59 and 63 Church Street East – Ward 1** (File C1E6.52) be received; and
 2. That the correspondence from Ms. Mary Wheeler, 1 Belvedere Court, Brampton, and Mr. Cal MacPherson, 32 Scott Street, Brampton, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Law Bozzo Urban Planners Ltd. – 59 and 63 Church Street East – Ward 1** (File C1E6.52) providing comments be received; and,
 3. That the petition submitted by Ms. Susan Reeve, 9 Woodward Avenue, Brampton, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Law Bozzo Urban Planners Ltd. – 59 and 63 Church Street East – Ward 1** (File C1E6.52) opposing the application be received; and
 4. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 4. Report from P. Cooper, Central Area Planner, Planning, Design and Development, January 13, 2005, re: **Information Report – Application to Amend the Zoning By-Law – Weston Consulting Group Inc. / 404048 Ontario Ltd.– Northeast corner of Main Street North and Nelson Street East - Ward 1** (File C1E6.51).

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The Chair acknowledged correspondence submitted by Ms. Mary Wheeler, 1 Belvedere Court, Brampton, and Mr. Calvin MacPherson, 32 Scott Street, Brampton, providing comments on the subject application.

Members of the public present requested a presentation of the proposal.

Ms. P. Cooper, Central Area Planner, gave a presentation and provided details of the proposal to permit the development of a mixed-use building containing retail, office residential and hotel uses at the subject site.

Mr. Andrew McIntosh, 8 Maple Avenue, Brampton, advised that his concerns were the same as expressed for the Church Street proposal, the impact of the proposed development on traffic, emergency services and snow clearing. With the present “no parking zones” all over the downtown, he questioned where would residents park when they come into the downtown to shop and conduct business. He stressed that the lack of parking in the downtown needs to be addressed.

Mr. Andrew DeGroot, 27 Rosedale Avenue, Brampton, expressed concerns with respect to the height and massing of the subject proposal and felt that a height restriction should be imposed. He questioned whether intensification is the solution for the downtown as it was his view that the concept of intensification will not solve the problems of the downtown. He was also concerned about whether any measures are being taken to preserve the heritage features of the downtown.

Mr. David Nava, 57 Mill Street North, Brampton, Old Shoe Factory, advised of his support for the subject proposal and felt that the project is a “wonderful” addition that will complement the theatre and create employment in the downtown.

Mr. John Holman, 8 Alexander Street, Brampton, agreed that the subject proposal offered a proper mix of residential, office and retail units but requested that the height of the building be reduced and parking be provided in the underground.

Mr. Richard Prouse, Chair of the Brampton Downtown Business Association, felt that this proposal is an opportunity to improve the downtown, that it was ideal from a transportation perspective and it should be encouraged. He noted that the concerns raised on the issue of massing can be addressed. He believes that the retailers will come to the downtown if they are provided with the “product and the people”.

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Mr. Joe Harley, 16A Kennedy Road South, Brampton, felt the subject proposal is a positive opportunity for the downtown and it should be encouraged. He stressed that the concerns raised with respect to parking will be addressed with the proposals to build parking garages in the downtown.

Staff confirmed that all the issues raised by the residents at this meeting will be addressed in the recommendation report.

- PDD016-2005
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated January 13, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Information Report – Application to Amend the Zoning By-Law – Weston Consulting Group Inc. / 404048 Ontario Ltd.– Northeast corner of Main Street North and Nelson Street East - Ward 1** (File C1E6.51) be received; and
 2. That the correspondence from Ms. Mary Wheeler, 1 Belvedere Court, Brampton, and Mr. Calvin MacPherson, 32 Scott Street, Brampton, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Application to Amend the Zoning By-Law – Weston Consulting Group Inc. / 404048 Ontario Ltd.– Northeast corner of Main Street North and Nelson Street East - Ward 1** (File C1E6.51) providing comments on the subject application be received; and,
 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 5. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated January 17, 2005, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, north of Castlemore Road – Ward 10** (File C7E12.11).

Members of the public present requested a presentation of the proposal.

Mr. N. Grady, Development Planner, gave a presentation and provided details of the proposal to permit the development of single residential detached lots and open space purposes.

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Mr. M. Wytiahlowsky, 84 Bloomsbury, Avenue, Brampton, advised that because of the existing traffic on Goreway Drive he was concerned about the volume of traffic that would be generated from the proposed development and its potential impact on Bloomsbury Avenue and suggested that some measures be taken to reduce the speed of the traffic, perhaps a cul-de-sac. He also requested that the peaceful character of the community be maintained. He submitted a petition from the area residents sharing his concerns.

Mr. Henry Amposah, 16 Parliament Hill, Brampton, agreed with the previous speaker with respect to the potential traffic impact on Bloomsbury Avenue and questioned whether plans were being considered to widen Goreway Drive. He was also concerned about the safety of the residents in the community, noting that there were several accidents in the area because of the recent snowfall. He suggested that traffic signals at the corner of Latania Road and Goreway Drive be considered as a safety measure.

Ms. Jackie Strachan, 1 Bettey Road, Brampton, expressed concerns with respect to the potential traffic impact on Bloomsbury Avenue and the safety of children in the vicinity.

Mr. Dave Ireland, 82 Bloomsbury, Avenue, Brampton, expressed concerns with respect to the potential traffic impact on Bloomsbury Avenue and the safety of children in the vicinity who walk to school. He suggested that the safety of the children be considered.

Ms. Lucy Kopach, 84 Bloomsbury, Avenue, Brampton, expressed concerns with respect to the potential traffic impact on Bloomsbury Avenue and the safety of children in the vicinity. She agreed with the previous speakers with respect to the need for some measures to be taken to reduce the speed of the traffic in the form of a cul-de-sac.

Staff confirmed that all the issues raised by the residents at this meeting will be addressed in the recommendation report.

- PDD017-2005 1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated January 17, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, north of Castlemore Road – Ward 10** (File C7E12.11) be received; and,

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2. That the petition submitted by Mr. M. Wytiahlowsky, 84 Bloomsbury, Avenue, Brampton, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, north of Castlemore Road – Ward 10** (File C7E12.11) expressing concerns regarding the proposal be received;
3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 6. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated January 17, 2005, re: **Information Report - Application to Amend the Zoning By-Law - Korsiak And Company Limited (Mattamy (Castlemore) Limited) - 10590 Goreway Drive - West side of Goreway Drive, north of Nelly Court – Ward 10** (File C7E13.8).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD018-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated January 17, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Information Report - Application to Amend the Zoning By-Law - Korsiak And Company Limited (Mattamy (Castlemore) Limited) - 10590 Goreway Drive - West side of Goreway Drive, north of Nelly Court – Ward 10** (File C7E13.8) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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- D7. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated January 12, 2005, re: **Information Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Partacc Developments Inc. – South side of Countryside Drive and West of Torbram Road – Ward 9** (File C5E15.2).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD019-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated January 12, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Information Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Partacc Developments Inc. – South side of Countryside Drive and West of Torbram Road – Ward 9** (File C5E15.2) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

E. Delegations

- E 1. Mr. Richard Sterritt, re: **Appeal of Committee of Adjustment Approval of Minor Variance Application A011/05 – 8940 Creditview Road – Ward 6** (File A011/05) (See Report G1).

Mr. Richard Sterritt, RR #10, Brampton, did not address Committee on this item.

Item G1 was brought forward and dealt with at this time.

A motion was introduced to not pursue the appeal of the decision of the Committee of Adjustment in this matter.

- PDD020-2005
1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development dated January 13, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re:

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**Recommendation Report - Appeal of Committee of
Adjustment Approval of Minor Variance Application A011/05
– 8940 Creditview Road – Ward 6** (File A011/05) be received;
and

2. That the City not pursue the appeal of the decision of the Committee of Adjustment Decision to approve Minor Variance Application A011/05, with respect to 8940 Creditview Road and that staff be directed to advise the Ontario Municipal Board accordingly.

Carried

F. Development Team Reports

- * F 1. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated January 14, 2005, re: **Recommendation Report – Proposed Draft Plan of Subdivision – Andrin Ravines – Kerbel Group – North side of Ebenezer Road, East of The Gore Road – Ward 10** (File C10E6.6).

- PDD021-2005
1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development dated January 14, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Recommendation Report – Proposed Draft Plan of Subdivision – Andrin Ravines – Kerbel Group – North side of Ebenezer Road, East of The Gore Road – Ward 10** (File C10E6.6) be received; and,
 2. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and the Bram East Front End Financing Agreement and provide the City and Region with a written acknowledgement from the Trustee appointed pursuant to the agreements that the applicant has signed the agreements and has delivered the deeds or made the payments required by the agreements, and that the plan may be draft approved; and
 3. That prior to the issuance of draft plan approval, the applicant shall complete "Detailed Community Design Guidelines" to the satisfaction of the City, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be accommodated; and

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4. That prior to the issuance of draft plan approval, the City shall be satisfied, in consultation with the Dufferin-Peel Catholic District School Board and the Peel District School Board that satisfactory arrangements are made for the provision of necessary elementary school sites to serve this area of the Bram East Secondary Plan; and
5. That prior to the issuance of draft plan approval, a Functional Servicing Study shall be prepared, to the satisfaction of the Director of Engineering and Development Services, to confirm that adequate capacity is available within the Storm Water Management Facility to accommodate the proposed change of use; and
6. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold, which map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
7. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City; which agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan; and
8. That the subject application be approved and staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 1. any necessary red-line revisions to the draft plan identified by staff; and,
 2. all conditions contained in the ***City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision***, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including:

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- a) a requirement for the applicant to provide a pedestrian accessway from the proposed Street 'A' cul-de-sac to Ebenezer Road, to the satisfaction of the Commissioner of Planning Design and Development.
 - b) a requirement that all structures shall be setback a minimum of 7.5 metres from a "Floodplain (F)" zone and a clause is included in all offers of purchase and sale indicating that no structures, including inground swimming pools are permitted within 7.5 metres of a "Floodplain (F)" zone; and.
9. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

G. Committee of Adjustment Reports

- G 1. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated January 13, 2005, re: **Recommendation Report - Appeal of Committee of Adjustment Approval of Minor Variance Application A011/05 – 8940 Creditview Road – Ward 6** (File A011/05) (See Delegation E1).

Dealt with under Delegation Item E1 Recommendation PDD020-2005

H. Policy Planning Reports -nil

I. Building and Zoning Reports - nil

J. Community Design - Parks Planning and Development Reports

- J 1. Report from G. Gray, Project Manager, Planning, Design and Development, dated January 5, 2005, re: **Proposal for Redevelopment of Heritage Administration Building at O.P.P. Park** (File B10.ON).

Discussion took place and staff provided clarification and responded to questions by Committee which included the following:

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- cost for architectural design services
- purpose for relocating the building
- maintenance of the historical features of the building
- future location of the building
- short and long term use of the building
- advantages and disadvantages of relocating the building
- parking provisions for the proposed use of the building

The following motion was considered:

- PDD022-2005
1. That the report from G. Gray, Project Manager, Planning, Design and Development, dated January 5, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Proposal for Redevelopment of Heritage Administration Building at O.P.P. Park** (File B10.ON) be received; and
 2. That the relocation of the “listed” Heritage Administration Building to a location on the southwest corner of McLaughlin Road and Queen Street as outlined in Plan A appended to the subject report be approved; and
 3. That the final floor plate for the relocated building to be approximately 14,000 SF (2 floors – total area 24,000 SF), consistent with the short term and longer term uses previously approved by Council be approved; and
 3. That staff be directed to undertake the detailed design for the relocated building, including its final location and landscape context and provide this information for Council’s review; and
 4. That, the Commissioner of Planning, Design and Development and the Manager of Purchasing be authorized to enter into direct negotiations with Goldsmith Borgal & Company heritage architects in the estimated amount of \$500,000.00 (including GST & disbursements) to provide design services, in a form acceptable to Legal Services; and,
 5. That staff be directed to meet with the Heritage Board to receive their advice and input on the historical priorities that should be considered in the final design; and
 6. That the process to “Designate” the building as a Heritage Building under the Heritage Act be commenced immediately.

Carried

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- * J 2. Report from A. Taranu, Manager, Urban Design and Public Buildings and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated January 3, 2005, re: **Securing Vacant Heritage Buildings** (File G33 LA).

- PDD023-2005
1. That the report from A. Taranu, Manager, Urban Design and Public Buildings and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated January 3, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Securing Vacant Heritage Buildings** (File G33 LA) be received; and,
 2. That the document entitled “City of Brampton Guidelines for Securing Vacant and Derelict Built Heritage Resources” and attached as Appendix 1 to the staff report be approved.

Carried

- * J 3. Report from A. Taranu, Manager, Urban Design and Public Buildings and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated January 3, 2005, re: **Proposal to Study Preservation Options for Historic Creditdale Farm (Steeles-Confour Inc.)** (File G33 LA).

- PDD0024-2005
1. That the report from A. Taranu, Manager, Urban Design and Public Buildings and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated January 3, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, re: **Proposal to Study Preservation Options for Historic Creditdale Farm (Steeles-Confour Inc.)** (File G33 LA) be received; and
 2. That staff be authorized to proceed with a Feasibility Study focusing on long term preservation and operational options for the historic Creditdale Farm property; and
 3. That funding from the budget of the Brampton Heritage Board (BHB) to an upset figure of \$25,000 be used to finance the study as approved by the Board (Recommendation HB081-2004 – July 20, 2004); and
 4. That a cross departmental team be assembled to help guide progress of the study, review options and help coordinate implementation of any recommendations in the future (preservation plan); and

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5. That following completion of the study in April 2005, a report on the results of the study be presented to Planning, Design and Development Committee.

Carried

K. Engineering and Development Services Reports

- K 1. Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated January 4, 2005, re: **Subdivision Assumption – Terraco Subdivision, Registered Plan 43M-1432 and Sandringham 201 Phase 6, Registered Plan 43M-1309** (Files C1W13.7 and C3E12.2).

Clarification was provided by staff regarding the wording in the staff recommendation on the assumption process by the City.

- PDD025-2005 1. That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated January 4, 2005, to the Planning, Design and Development Committee Meeting of January 31, re: **Subdivision Assumption – Terraco Subdivision, Registered Plan 43M-1432 and Sandringham 201 Phase 6, Registered Plan 43M-1309** (Files C1W13.7 and C3E12.2) be received; and
2. That the Commissioner of Legal Services and City Solicitor be requested to proceed with the assumption of the subject developments.

Carried

L. Minutes

- * L 1. **Brampton Heritage Board Minutes – January 18, 2005.**

PDD026-2005 That the Minutes of the Brampton Heritage Board Meeting of January 18, 2005, to the Planning, Design and Development Committee Meeting of January 31, 2005, Recommendations HB001-2005 to HB018-2005, be approved as amended as follows:

1. **Recommendation HB006-2005 as follows:**

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“HB006-2005 That, as considered at the Brampton Heritage Board Meeting of January 18, 2005, the Brampton Heritage Board confirms its position that heritage designation of the **Alexander Hutton Farmhouse (“Bonnie Braes”) – 8675 Creditview Road – Ward 6** (File G33) include the full property (farmhouse and cultural landscape), as outlined in the Statement of Reason for Heritage Designation considered by the Board on October 19, 2004.”

was amended to read as follows in order to add context to the Board’s position:

“HB006-2005 That, as considered at the Brampton Heritage Board Meeting of January 18, 2005, the Brampton Heritage Board confirms its position **pursuant to the Board’s January 21, 2003 Recommendation HB007-2003 (approved by Council on February 10, 2003) “that heritage designation of the Alexander Hutton Farmhouse (“Bonnie Braes”) – 8675 Creditview Road – Ward 6 (File G33) be accelerated”** and that the heritage designation for this property include the full property (farmhouse and cultural landscape) as outlined in the Statement of Reason for Heritage Designation considered by the Board on October 19, 2004.”

2. Recommendation HB017-2005 as follows:

“HB017-2005 Whereas, as its meeting of January 18, 2005, the Brampton Heritage Board considered the matter of the **Demolition of a Property on the City of Brampton Inventory of Heritage Resources without a Demolition Permit – 10473 Mississauga Road – Ward 6** (File G33); and,

“Whereas at the time the Board expressed its grave concern and anger that a **steward** of some of the City’s valuable heritage resources should show a total disregard for the laws; and,

“Therefore Be It Resolved that the Brampton Heritage Board supports the vigorous prosecution of this case and urges the prosecution to request the

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maximum penalty available under the law; and further,

“That the City’s Heritage Coordinator be directed to establish a meeting between the Board’s Co-Chairs, the Commissioners of Planning, Design and Development and Legal Services, the Chief Building Official, the City’s Heritage Coordinator and other staff as appropriate to determine if any repercussions could result with respect to any planning applications for this property as a result of this disregard for the law.”

was amended to read as follows:

“HB017-2005 Whereas, as its meeting of January 18, 2005, the Brampton Heritage Board considered the matter of the **Demolition of a Property on the City of Brampton Inventory of Heritage Resources without a Demolition Permit – 10473 Mississauga Road – Ward 6** (File G33); and,

“Whereas at the time the Board expressed its grave concern and anger that a **property owner** of some of the City’s valuable heritage resources should show a total disregard for the laws; and,

“Therefore Be It Resolved that the Brampton Heritage Board supports the vigorous prosecution of this case and urges the prosecution to request the maximum penalty available under the law; and further,

“That the City’s Heritage Coordinator be directed to establish a meeting between the Board’s Co-Chairs, the Commissioners of Planning, Design and Development and Legal Services, the Chief Building Official, the City’s Heritage Coordinator and other staff as appropriate to determine if any repercussions could result with respect to any planning applications for this property as a result of this disregard for the law.”

Carried

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The recommendations were approved as follows:

HB001-2005 That the agenda for the Brampton Heritage Board Meeting of January 18, 2005 be approved, as amended, as follows:

To add:

G3-1. Verbal report from Ms. Lynda Voegtle, Chair, Heritage Resources Sub-Committee, re: **Report of the Brampton Heritage Board Heritage Resources Sub-Committee Meeting of November 30, 2004** (File G33); and,

G4-2. Verbal report from Mr. Michael Avis, Chair, Outreach and Marketing Sub-Committee, re: **Report on the Activities of the Brampton Heritage Board Outreach and Marketing Sub-Committee** (File G33); and,

L 3. Discussion re: **Demolition of a Property on the City of Brampton Inventory of Heritage Resources without a Demolition Permit – 10473 Mississauga Road – Ward 6** (File G33).

HB002-2005 That the Minutes of the Brampton Heritage Board Meeting of November 16, 2004, to the Brampton Heritage Board Meeting of January 18, 2005, be received.

HB003-2005 That the verbal report from Ms. Lynda Voegtle, Chair, Heritage Resources Sub-Committee, to the Brampton Heritage Board Meeting of January 28, 2005, re: **Report of the Brampton Heritage Board Heritage Resources Sub-Committee Meeting of November 30, 2004** (File G33) be received.

HB004-2005 That the application from Inez and Bruce Allan – 9 Craig Street – Ward 4, dated November 8, 2004, for the purchase of a plaque under the Brampton Heritage Board's Historic Plaque Program, to the Brampton Heritage Board Meeting of January 18, 2005, be received; and,

That the application be approved as submitted.

HB005-2005 That the verbal report from Mr. Michael Avis, Chair, Outreach and Marketing Sub-Committee, to the Brampton Heritage Board Meeting of January 18, 2005, re: **Report on the Activities of the Brampton Heritage Board Outreach and Marketing Sub-Committee** (File G33) be received.

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HB006-2005 That, as considered at the Brampton Heritage Board Meeting of January 18, 2005, the Brampton Heritage Board confirms its position pursuant to the Board's January 21, 2003 Recommendation HB007-2003 (approved by Council on February 10, 2003) "that heritage designation of the **Alexander Hutton Farmhouse ("Bonnie Braes") – 8675 Creditview Road – Ward 6** (File G33) be accelerated" and that the heritage designation for this property include the full property (farmhouse and cultural landscape) as outlined in the Statement of Reason for Heritage Designation considered by the Board on October 19, 2004.

HB007-2005 That, as considered at the Brampton Heritage Board Meeting of January 18, 2005, the Brampton Heritage Board confirms its position that staff proceed with heritage designation of the **Ebenezer School (Ebenezer Community Hall) – 4494 Ebenezer Road – Ward 10** (File G33).

HB008-2005 That the report from J. Leonard, Heritage Coordinator, Planning, Design and Development, dated May 2004, to the Brampton Heritage Board Meeting of January 18, 2005, re: **Preliminary Assessment of Heritage Resources – O'Reilly-Kennedy Farmstead – 7905 Mayfield Road – Ward 10** (File G33) be received; and,

That the City's Heritage Coordinator be directed to proceed with the expeditious heritage designation for this property.

HB009-2005 That the **Minutes of the Churchville Heritage Committee Meeting of November 8, 2004** (File G33CH), to the Brampton Heritage Board Meeting of January 18, 2005, be received.

HB010-2005 That the **Minutes of the Churchville Heritage Committee Meeting of December 13, 2004** (File G33CH), to the Brampton Heritage Board Meeting of January 18, 2005, be received; and,

That the Churchville Heritage Committee's recommendation for approval of the heritage permit application from Kathy Pask for a new garage at 7534 Creditview Road, outlined in the aforementioned minutes, be endorsed; and,

That the matter relating to changing the name of "Church Street" to "Amaziah Church Street", outlined in the aforementioned minutes, be **referred** to staff to investigate the street re-naming process and that the findings of this investigation be reported back to the Churchville Heritage Committee for consideration.

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HB011-2005 That the e-mail correspondence from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated December 22, 2004, to the Brampton Heritage Board Meeting of January 18, 2005, re: **Update on Bill 60 – An Act to Amend the *Ontario Heritage Act*** (File G33) be received.

HB012-2005 That the correspondence from Ms. Linda Jeffrey, MPP, Brampton Centre, dated November 25, 2004, to the Brampton Heritage Board Meeting of January 18, 2005, re: **Bill 60 – An Act to Amend the *Ontario Heritage Act*** (File G33) be received.

HB013-2005 That the e-mail correspondence from Ms. Nancy Cameron, Chair, PROUD Partnerships, dated January 2, 2005, to the Brampton Heritage Board Meeting of January 26, 2005, re: **Concerns re Proposed Heritage District Development – Port Dalhousie, Ontario** (File G33) be received.

HB014-2005 That the copy of correspondence from Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, to Ms. Lynne Genova, 259 Avondale Boulevard, Brampton, dated January 6, 2005, to the Brampton Heritage Board Meeting of January 18, 2005, re: **Information on Heritage Recognition for the Site of the Tragic Crash of Air Canada Flight 621 on July 5, 1970 – Ward 10** (File G33) be received.

HB015-2005 That the invitation from Ms. Maureen Couse, Curatorial Assistant, Peel Heritage Complex, received November 18, 2004, to the Brampton Heritage Board Meeting of January 18, 2005, re: **Invitation to the Brampton Heritage Board to Participate in Heritage Day Celebrations – Sunday, February 20, 2005 – 12:00 noon to 4:00 p.m. – Peel Heritage Complex – 9 Wellington Street East** (File G33) be received; and,

That the Brampton Heritage Board participate in the aforementioned event through the setting up and “manning” of their display.

HB016-2005 That, as considered at the Brampton Heritage Board Meeting of January 18, 2005, approval be given for an allocation from the Brampton Heritage Board not to exceed \$5,000.00 for the purchase of a 10’ x 10’ Pop-up Tent with silkscreened Board logos for use by the Board in its promotion at outdoor events, subject to the provisions of the City’s Purchasing Policy and Visual Standards Guidelines.

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HB017-2005 Whereas, as its meeting of January 18, 2005, the Brampton Heritage Board considered the matter of the **Demolition of a Property on the City of Brampton Inventory of Heritage Resources without a Demolition Permit – 10473 Mississauga Road – Ward 6** (File G33); and,

Whereas at the time the Board expressed its grave concern and anger that a property owner of some of the City's valuable heritage resources should show a total disregard for the laws; and,

Therefore Be It Resolved that the Brampton Heritage Board supports the vigorous prosecution of this case and urges the prosecution to request the maximum penalty available under the law; and further,

That the City's Heritage Coordinator be directed to establish a meeting between the Board's Co-Chairs, the Commissioners of Planning, Design and Development and Legal Services, the Chief Building Official, the City's Heritage Coordinator and other staff as appropriate to determine if any repercussions could result with respect to any planning applications for this property as a result of this disregard for the law.

HB018-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 15, 2005, at 7:00 p.m., or at the call of the Chair.

M. Other/New Business/Unfinished Business

M 1. **Monthly Update – Status of Highway 410 Extension - nil**

* M 2. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated January 18, 2005, re: **Information Report – Appeal of an Application for Site Plan Approval to the Ontario Municipal Board – Lakeside Garden Gallery – 10753 Heart Lake Road and Lands to the East. – Ward 9** (File SP 03-081).

PDD027-2005 1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated January 18, 2005, to the Planning, Design and Development Committee Meeting of January 31, re: **Information Report – Appeal of an Application for Site Plan Approval to the Ontario Municipal Board – Lakeside Garden Gallery – 10753 Heart Lake Road and Lands to the East. – Ward 9** (File SP 03-081) be received and;

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2. That staff attend the Ontario Municipal Board Hearing to support the City's position with respect to the outstanding site plan related issues on the appeal.

Carried

N. Referred Matters

- * N 1. **List of Referred Reports – Planning, Design And Development Committee.**

PDD028-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of January 31, 2005 (File P45GE) be received.

Carried

O. Deferred Matters - nil

P. Correspondence - nil

Q. Question Period - nil

R. Public Question Period -nil

S. Closed Session - nil

T. Adjournment

PDD029-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, February 21, 2005 at 1:00 p.m.

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

February 21, 2005

- Chair:** City Councillor G. Gibson – Wards 1 and 5
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10
- Member Absent:** Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice Chair**) (Vacation)
Regional Councillor S. DiMarco – Wards 3 and 4 (Vacation)
- Staff Present:** **Planning, Design and Development Department**
J. Corbett, Acting Commissioner of Planning, Design and Development
K. Walsh, Director of Community Design, Park Planning and Development
R. Bino, Director of Engineering and Development Services
D. Kraszewski, Manager of Development Services
P. Snape, Manager of Development Services
A. Smith, Manager, Growth Management and Special Policy
P. Aldunate, Policy Planner
C. Gervais, Development Planner
- Legal Services Department**
C. Connor, Director of Real Property and Commercial Law
- Management and Administrative Services Department**
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:07 p.m., and adjourned at 3:32 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD030-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD031-2005	Delegation - Appeal of Committee of Adjustment Decision to Approve Minor Variance Application A330/04 – The Gore Plaza – East Side of The Gore Road, South of Ebenezer Road – Ward 10 (File A330/04) (See Item F1).
E1. PDD032-2005	Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Humphries Planning Group Inc. (Rosebay Estates Inc.) – West of McLaughlin Road between Wanless Drive and Sandalwood Parkway – Ward 6 (File C2W15.10)
E2. PDD033-2005	Recommendation Report –Application to Amend the Zoning By-Law – Provista Group Inc. - Kevcra Inc. – Southeast corner of Mayfield Road and Colonel Bertram Road - Ward 2 (File C1E17.19)
F1. PDD031-2005	Recommendation Report – Appeal of Committee of Adjustment Decision to Approve Minor Variance Application A330/04 – The Gore Plaza – East Side of The Gore Road, South of Ebenezer Road – Ward 10 (File A330/04) (See Delegation D1).
G1. PDD034-2005	Status Report – Request to Amend the Central Area Community Improvement Plan – Façade Improvement Program (File P75 CE)
G2. PDD035-2005	Information Report – City of Brampton Response to the Revised Snell’s Hollow Official Plan Amendment in the Town of Caledon (OPA 194) (File G70 CA)
G3. PDD036-2005	Information Report – City of Mississauga’s Review of Brampton’s Report on the Draft Greenbelt Plan and Bill 135 (File P25 RE)

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| G4. | PDD037-2005 | Recommendation Report – Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program (File P00 GR) |
| H1. | PDD038-2005 | Application for Permits to Demolish 3 Residential Properties at 9885 Airport Road North (File G33 LA) |
| H2. | PDD039-2005 | Building Division 2004 Year End Report (File B11) |
| I. | | Community Design - Parks Planning and Development Reports |
| J. | | Engineering and Development Services Reports |
| K. | | Minutes |
| L1. | | Highway 410 Extension |
| L2. | PDD040-2005 | Highway 427 Extension and EA Study Status Report (File T17-H1). |
| M1. | PDD041-2005 | List of Referred Reports - Planning, Design and Development Committee |
| N. | | Deferred Matters |
| O. | | Correspondence |
| P. | | Question Period |
| Q. | | Public Question Period |
| R. | | Closed Session |
| S. | PDD042-2005 | Adjournment |

City Councillor Gibson, Chair

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A. Approval of the Agenda

PDD030-2005 That the agenda for the Planning, Design and Development Committee Meeting dated February 21, 2005, be approved as amended to add:

G 4. Delegation

Mr. Haydn Matthews, Great Gulf Homes, re: **Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program** (File P00 GR).

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E2, G1, G2, G3, H1, H2, L2, M1)

D. Delegations

D 1. Mr. Neil Davis, Davis Webb Schulze and Moon, Barristers and Solicitors, re: **Appeal of Committee of Adjustment Decision to Approve Minor Variance Application A330/04 – The Gore Plaza – East Side of The Gore Road, South of Ebenezer Road – Ward 10** (File A330/04) (See Item F1).

Mr. Neil Davis, Davis Webb Schulze and Moon, on behalf of the applicant, provided an overview of the subject minor variance application which the Committee of Adjustment has approved allowing a 99 parking space deficiency and which is being appealed by staff to the Ontario Municipal Board. Mr. Davis was of the opinion that the issue of the parking deficiency can be addressed by a shared parking formula which is presently not included in the City's by-law but has been used in other municipalities. With a shared parking formula, he felt that the parking spaces for retail and office uses will be available for the church use on weekends and requested that the appeal to the OMB be reconsidered based on this. He advised that a consultant's study has been submitted to staff in support of shared parking for the site.

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Discussion took place with respect to the following:

- the impact of shared parking formula on the retail and office uses
- the implication of reducing the required parking spaces for the church site
- whether approval of this application would be viewed as setting a precedent
- size of the subject church and frequency of church and related services
- the possibility of enlarging the underground of the church structure to accommodate the deficiency in parking.

Staff responded to questions and comments and advised that the City's parking standards were updated two years ago and that the issue of shared parking has been examined but it is not appropriate for the subject site. With respect to the consultant's study, staff advised that the study was based on the assumption that 90% of the parking for the retail and office use will not be utilized on the weekends. Staff noted however that most of the proposed uses for the site will be operational during the weekend and will therefore need to utilize the parking spaces.

Committee, while acknowledging the concerns of staff, gave consideration to the delegation's suggestion of a shared parking formula, and the anticipation that the majority of the congregation will be within walking distance from the church, and the hours of worship will take place outside the hours of operation of the proposed office and retail business.

A motion was introduced to amend the staff recommendation to not pursue the appeal of the decision of the Committee of Adjustment and to add the following preface:

“Whereas the application for The Gore Plaza - Appeal of Committee of Adjustment Decision to Approve Minor Variance A330/04, on the East Side of The Gore Road, South of Ebenezer Road, has the opportunity to utilize a higher than “standard” shared parking for the institutional use, Place of Worship; and

“Whereas, the Place of Worship is anticipated to provide for a congregation within a walking distance; and

“Whereas the times of high demand for parking spaces for the Place of Worship are expected to be different than the high demand for parking spaces for the adjacent retail, commercial and residential component;”

Item F1 was brought forward and dealt with at this time.

The following motion was considered:

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- PDD031-2005
1. That the report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated January 17, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Recommendation Report – Appeal of Committee of Adjustment Decision to Approve Minor Variance Application A330/04 – The Gore Plaza – East Side of The Gore Road, South of Ebenezer Road – Ward 10** (File A330/04) be received; and
 2. That the delegation of Mr. Neil Davis, Davis Webb Schulze and Moon, Brampton, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Appeal of Committee of Adjustment Decision to Approve Minor Variance Application A330/04 – The Gore Plaza – East Side of The Gore Road, South of Ebenezer Road – Ward 10** (File A330/04) be received; and
 3. Whereas the application for The Gore Plaza has the opportunity to utilize a higher than “standard” shared parking for the institutional use, Place of Worship; and
- Whereas the Place of Worship is anticipated to provide for a congregation within walking distance; and
- Whereas the times of high demand for parking spaces for the Place of Worship are expected to be different than the high demand for parking spaces for the adjacent retail, commercial and residential component; and
- Therefore be it resolved that the City not pursue the appeal of the decision of the Committee of Adjustment Decision to approve Minor Variance Application A330/04, with respect to The Gore Plaza and that staff be directed to advise the Ontario Municipal Board accordingly.

Carried

E. Development Team Reports

- * E 1. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated January 31, 2005, re: **Recommendation Report – Proposed Draft Plan of**

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Subdivision and Application to Amend the Zoning By-Law – Humphries Planning Group Inc. (Rosebay Estates Inc.) – West of McLaughlin Road between Wanless Drive and Sandalwood Parkway – Ward 6 (File C2W15.10).

- PDD032-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated January 31, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Humphries Planning Group Inc. (Rosebay Estates Inc.) – West of McLaughlin Road between Wanless Drive and Sandalwood Parkway – Ward 6 (File C2W15.10)** be received; and,
 2. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
 3. That prior to the issuance of draft plan approval, a Preliminary Environmental Noise Analysis Study satisfactory to the Acting Commissioner of Planning, Design and Development shall be submitted for review and approval by the City;
 4. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
 5. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;

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6. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
7. That staff be authorized to issue the notice of draft plan approval at such time as all conditions approved by City Council to be addressed prior to draft plan approval, have been addressed to the satisfaction of the City, subject to the following:
 - (i) Any necessary red-line revisions to the draft plan identified by staff: and,
 - (ii) All conditions of draft approval contained in the City of Brampton *List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Acting Commissioner of Planning, Design and Development; and
8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

- * E 2. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated January 21, 2005, re: **Recommendation Report –Application to Amend the Zoning By-Law – Provista Group Inc. - Kevcra Inc. – Southeast corner of Mayfield Road and Colonel Bertram Road - Ward 2** (File C1E17.19).

- PDD033-2005
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated January 21, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Recommendation Report –Application to Amend the Zoning By-Law – Provista Group Inc. - Kevcra Inc. – Southeast corner of Mayfield Road and Colonel Bertram Road - Ward 2** (File C1E17.19) be received; and
 2. That the application be approved and that staff be directed to prepare the appropriate documents for the consideration of City Council.

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3. That the implementing zoning by-law rezone the lands from “Residential Single Detached A Zone Section 1072 (R1A-Section 1072)” to “Residential Single Detached A Zone Section 1072 (R1A-Section 1072) –Schedule ‘C’ Private Open Space.”
4. That the enlarged private open space zone be clearly indicated on the approved community information map for the subdivision.
5. That warning clauses in all offers of purchase and sale include a statement advising purchasers of the extent of the private open space zone on Lots 1 to 11 and the restrictions to the use of the area. The warning clauses are to advise that the areas zoned for private open space are to be left in a natural state and no buildings or structures including pools and patios are permitted.
6. That the warning clause set out in condition 5 shall be registered on title prior to the registration of the subdivision.
7. That signage be placed on the property showing the plan for the subdivision and the private open space zone for the affected lots. The sign will indicate the restrictions on the use of the private open space area.

Carried

F. Committee of Adjustment Reports

- F 1. Report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated January 17, 2005, re: **Recommendation Report – Appeal of Committee of Adjustment Decision to Approve Minor Variance Application A330/04 – The Gore Plaza – East Side of The Gore Road, South of Ebenezer Road – Ward 10** (File A330/04) (See Delegation D1).

Dealt with under Delegation Item D1, Recommendation PDD031-2005

G. Policy Planning Reports

- * G 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, February 9, 2005, re: **Status Report – Request to Amend the Central Area Community Improvement Plan – Façade Improvement Program** (File P75 CE).

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- PDD034-2005
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, February 9, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Status Report – Request to Amend the Central Area Community Improvement Plan – Façade Improvement Program** (File P75 CE) be received; and
 2. That a public meeting be held on April 4, 2005 with respect to the proposed extension of the Façade Improvement Program in Downtown Brampton in accordance with City Council procedures and that notice of the public meeting be given by prepaid first class mail to all persons assessed in respect of land fronting on Main Street North, Main Street South, Queen Street East and Queen Street West as shown on the last revised assessment roll, and by public notification in the Brampton Guardian; and,
 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the public meeting and a final recommendation.

Carried

- * G 2. Report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated February 11, 2005, re: **Information Report – City of Brampton Response to the Revised Snell’s Hollow Official Plan Amendment in the Town of Caledon (OPA 194)** (File G70 CA).

- PDD035-2005
1. That the report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated February 11, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Information Report – City of Brampton Response to the Revised Snell’s Hollow Official Plan Amendment in the Town of Caledon (OPA 194)** (File G70 CA) be received; and
 2. That this report constitute the City of Brampton’s formal response to the Town of Caledon Official Plan Amendment 194;
 3. That the Town of Caledon be requested to revise Official Plan Amendment 194 by addressing appropriate policies to:

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- (i) State that the transportation infrastructure needed to support development in the Snell's Hollow Secondary Plan be coordinated with the City of Brampton and the Region of Peel;
 - (ii) Identify that a pathway is required from Mayfield Road, along the east side of the Etobicoke Creek;
 - (iii) Accommodate a storm water management pond on tableland within the Low Density Residential Designation, in the event that an agreement cannot be reached to locate the storm water management pond within the Etobicoke Creek Valley;
 - (iv) Provide for the long term protection of the City of Brampton's employment lands located south of Mayfield Road between Heart Lake Road and Dixie Road;
 - (v) Ensure that growth management issues are adequately addressed prior to draft plan approval, such that the provision of road improvements, school capacity, and recreational amenities are provided in a timely manner to meet the needs of the development, including all required intersection improvements at Mayfield Road and Kennedy Road and Mayfield Road and Inder Heights Drive; and,
 - (vi) Implement a 3 meter wide landscaped buffer, in instances where window roads front onto Kennedy, Mayfield and Heart Lake Roads.
- 4. That staff be directed to meet with the Town of Caledon to review the concerns raised herein regarding OPA 194; and,
 - 5. That the City Clerk be directed to circulate a copy of the staff report to the Town of Caledon, the Toronto and Region Conservation Authority, the local area school boards and the Region of Peel for information.

Carried

- * G 3. Report from D. Waters, Manager, Land Use Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated February 18, 2005, re: **Information Report – City of Mississauga's Review of Brampton's Report on the Draft Greenbelt Plan and Bill 135** (File P25 RE).

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- PDD036-2005
1. That the report from D. Waters, Manager, Land Use Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated February 18, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Information Report – City of Mississauga’s Review of Brampton’s Report on the Draft Greenbelt Plan and Bill 135** (File P25 RE) be received; and
 2. That staff be directed to meet with the City of Mississauga to discuss issues related to North West Brampton; and,
 3. That the City Clerk be directed to forward a copy of the staff report and the approved recommendation of the Planning, Design and Development Committee to the City of Mississauga and the Region of Peel.

Carried

- G 4. Report from A. Smith, Manager, Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated February 11, 2005, re: **Recommendation Report – Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program** (File P00 GR).

Mr. Haydn Matthews, Great Gulf Homes, advised that due to time constraints he was unable to review the staff report and therefore would like the opportunity to provide comments in the future. He also requested that the development industry be included in the consultative process with respect to the subject report.

J. Corbett, Acting Commissioner of Planning, Design and Development, explained that the subject report has been prepared as part of the ongoing Official Plan Review process with recommendations to respond to increased growth rates by supporting an annual cap on draft plan approvals. He gave a presentation highlighting the following:

- Strategic response to growth – subject to consultation
- Discussion Paper – 2005 Forecasts
- Total construction activity in Brampton and value of Building Permits for 1980 –2004
- National picture: total construction – 2004
- National picture: residential construction – 2004
- Total residential units – 2004

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- Brampton land supply – vacant designated and developable land within 40 km of Pearson Airport
- City wide forecasts – high growth, medium growth, and low growth
- Hemson Consulting forecast scenarios
- Forecasts for the GTA and Hamilton (GTAH)
- City wide forecasts – key conclusions
- Strategic response to growth – recommended responses and actions
- Proposed development cap
- Block plan process
- Proposed official plan amendment
- Development cap implementation timeline
- Accelerated official plan review
- Official plan review communication strategy
- GMP – Development Outlook Report
- Proposed strategic response to growth – with recommendations to Committee

Members expressed their thanks to staff, and indicated that they are pleased with the comprehensiveness of the report.

There was discussion following regarding the following :

- exclusion of Downtown Brampton and Central Area from the proposed annual cap
- residents' frustration with traffic gridlock and the lack of amenities such as libraries, recreational facilities
- involvement of the development industry and residents in the consultation process
- the use of portable signs to inform the public of future meeting dates on the GMP, subject to standard permit conditions for such signs
- the ability to deliver capital and operating budgets to manage the City's financial future and handle increased growth rates
- GMP is needed to provide sustainable and affordable development
- Enhancing the quality of life for existing residents and new residents of Brampton
- impact of the proposed annual cap on the School Boards
- commitment to provide accurate and frequent updates regarding the GMP to residents and stakeholders in a timely manner
- establishment of a Mayor's Round Table for formal discussion with the development industry and the new Growth Management regime
- creation of a new partnership for discussion on Municipal Finance and Infrastructure development on a semi-annual basis
- dealing with the challenges of the proposed cap.

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A motion was introduced to approve the staff recommendation, as amended, to add the following to Clause 3 after the words “approximately 5,500 units on draft plan approval”:

“excluding Downtown Brampton and Central Area”.

A recorded vote was requested on the amendment and taken as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Callahan		Palleschi
Manning		DiMarco
Sprovieri		
Hutton		
Gibson		
Fennell		
Moore		
Hames		
Miles		
		Carried
		9 Yeas
		0 Nays
		2 Absent

A further motion was introduced to further amend the staff recommendations, to add the following clause:

“That a Mayor’s Round Table be established as the formal vehicle for discussions with the development industry on the New Growth Management regime, titled “Mayor’s Stakeholders Round Table”; and

“Further that a new partnership be established for discussion on Municipal Finance and Infrastructure Development on a quarterly or semi-annual basis; and

“Further that the Chair and Vice-Chair of Planning, Design and Development Committee be designated Members; and,

"That all Members of Council be informed of the schedule of dates of the future meetings of the "Mayors Stakeholders Roundtable" and the amalgamated "Growth Management and Official Plan Review Steering Committee".

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A recorded vote was requested on the amendment and taken as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Callahan		Palleschi
Manning		DiMarco
Sprovieri		
Hutton		
Gibson		
Fennell		
Moore		
Hames		
Miles		
		Carried
		9 Yeas
		0 Nays
		2 Absent

A further motion was introduced to further amend the staff recommendations, to add the following clause:

"That the public consultation process be widely publicized including specific invitations to all community groups and organizations and the use of mobile signs".

A recorded vote was requested on the amendment and taken as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Callahan		Palleschi
Manning		DiMarco
Sprovieri		
Hutton		
Gibson		
Fennell		
Moore		
Hames		
Miles		
		Carried
		9 Yeas
		0 Nays
		2 Absent

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The motion, as amended, was then considered.

- PDD037-2005
1. That the report from A. Smith, Manager, Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated February 11, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Recommendation Report – Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program** (File P00 GR) be received; and
 2. That the Discussion Paper “**Brampton Growth Management and Accelerated Official Plan Review Program**” attached as Appendix A to the subject staff report, be received; and
 3. That the delegation of Mr. Haydn Matthews, Great Gulf Homes, re: to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program** (File P00 GR) be received; and
 4. That Council respond to the City’s current and forecast high growth rates by supporting, subject to consultation, specific strategic responses including an amendment to the City’s Official Plan that specifically provides for priority focused development, an annual cap of approximately 5,500 units on draft plan approvals, excluding Downtown Brampton and Central Area, implemented through the City’s Block Plan process, and by advancing capital and operating budgets to deal with higher growth rates; and
 5. That staff implement the strategic response to high growth in accordance with the timeline outlined in Appendix H of the subject report, including reporting back to Planning Design and Development Committee within 8 weeks with a refined implementation and transition strategy, including recommendations for existing applications to be eligible for draft plan approval in 2005 given the proposed annual development cap and recognizing that allocations over the 5,500 unit level will be necessary in this transition year given existing commitments and the need to ensure co-ordination of local infrastructure and neighbourhood facilities. Recommendations will be based on the principles in the City’s existing Growth Management Program; and
 6. That City staff be directed to:

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- Incorporate into the ongoing Official Plan Review, an Official Plan Amendment that provides a strategic response to high growth including an annual cap on development approvals allocated using a block plan process based on the City's strategic priorities based on the Draft OPA attached as Appendix B to the subject report;
 - Undertake consultation to include opportunity for dialogue with the development industry, public agencies, and residents of Brampton respecting the new population and employment forecasts and proposed strategic response and hold a statutory public meeting respecting the proposed OPA attached as Appendix B to the subject report;
 - Publish and circulate the 2004 edition of the GMP Development Outlook Report attached as Appendix C to the subject report for use in planning and budgeting until the above consultation and ongoing Provincial growth management initiatives are further advanced;
 - Continue to provide a comprehensive Brampton response to the various Provincial growth management initiatives including supporting efforts to reduce sprawl but recognizing and responding to potential impacts on the City of Brampton.
7. That staff be directed to accelerate the Official Plan Review in accordance with the revised work program that includes the communications and public participation strategies attached as Appendix D and E to the subject report; and
8. That staff be directed to implement the consultation program to supply information to residents and all stakeholders regarding the City's new strategic response to growth and development issues and gain input to that response in accordance with the work plan and budget set out in Appendix E to the subject report; and

That the existing consultative committees of Council "Growth Management Steering Committee" and "Official Plan Steering Committee" be combined as the "Growth Management and Official Plan Review Steering Committee" for the purposes of steering the Official Plan Review and the strategic response to growth with membership to include Mayor Fennell and the combined members from the existing committees including City Councillors Gibson, Hames, Hutton and Manning and Regional Councillors Moore, Palleschi and Sprovieri; and

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9. That a Mayor's Round Table be established as the formal vehicle for discussions with the development industry on the New Growth Management regime, titled "Mayor's Stakeholders Round Table"; and

Further that a new partnership be established for discussion on Municipal Finance and Infrastructure Development on a quarterly or semi-annual basis; and

Further that the Chair and Vice-Chair of Planning, Design and Development Committee be designated Members; and,

That all Members of Council be informed of the schedule of dates of the future meetings of the "Mayors Stakeholders Roundtable" and the amalgamated "Growth Management and Official Plan Review Steering Committee; and,

10. That the public consultation process be widely publicized including specific invitations to all community groups and organizations and the use of mobile signs; and
11. That the City Clerk be directed to forward a copy of this staff report and approved Planning, Design and Development recommendation to the Regions of Peel, York and Halton, to the area municipalities of Caledon, Mississauga, Halton Hills, Vaughan and the City of Toronto for their information.

Carried

H. Building and Zoning Reports

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 7, 2005, re: **Application for Permits to Demolish 3 Residential Properties at 9885 Airport Road North** (File G33 LA).

- PDD038-2005 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 7, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Application for Permits to Demolish 3 Residential Properties at 9885 Airport Road North** (File G33 LA) be received; and,

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2. That the application be approved subject to standard permit conditions.

Carried

- * H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 9, 2005, re: **Building Division 2004 Year End Report** (File B11).

PDD039-2005 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 9, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Building Division 2004 Year End Report** (File B11) be received.

Carried

I. Community Design - Parks Planning and Development Reports - nil

J. Engineering and Development Services Reports - nil

K. Minutes - nil

L. Other/New Business/Unfinished Business

L 1. Monthly Update – Status of Highway 410 Extension - nil

- * L 2. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management , Planning, Design and Development, dated February 15, 2005, re: **Highway 427 Extension and EA Study Status Report** (File T17-H1).

- PDD040-2004
1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management , Planning, Design and Development, dated February 15, 2005, to the Planning, Design and Development Committee Meeting of February 21, 2005, re: **Highway 427 Extension and EA Study Status Report** (File T17-H1) be received; and
 2. That City staff continue negotiations with staff of the Province and the other affected municipalities to define a limited Highway 427 extension EA study process that will safeguard Brampton's

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broader network objectives, and to report back when the specifics of such a joint study are ready for Council consideration/endorsement; and

3. That the staff report and the resulting approved Planning, Design and Development recommendation be forwarded to the Regions of Peel and York, the City of Vaughan, the Town of Caledon, and the Town of King, and the Ministries of Transportation and Public Infrastructure Renewal for their information.

Carried

M. Referred Matters

*** M 1. List of Referred Reports – Planning, Design And Development Committee**

PDD041-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of February 21, 2005 (File P45GE) be received.

Carried

N. Deferred Matters - nil

O. Correspondence - nil

P. Question Period - nil

Q. Public Question Period - nil

R. Closed Session - nil

S. Adjournment

PDD042-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, March 7, 2005 at 7:00 p.m. or at the call of the Chair.

Carried



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

March 7, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor G. Manning – Wards 9 and 10

Members Absent: Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice Chair**) (illness)
Regional Councillor S. DiMarco – Wards 3 and 4 (illness)
City Councillor B. Callahan – Wards 3 and 4 (vacation)
City Councillor S. Hames – Wards 7 and 8 (vacation)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Acting Commissioner of Planning, Design and Development
K. Walsh, Director of Community Design, Park Planning and Development
R. Bino, Director of Engineering and Development Services
D. Kraszewski, Manager of Development Services
P. Snape, Manager of Development Services
S. Todd, Development Planner
B. Steiger, Development Planner

Legal Services Department
M. Kitagawa, Legal Counsel

Management and Administrative Services Department
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 6:19 p.m., moved to Closed Session at 6:20 p.m., moved back into Open Session at 6:41 p.m., recessed at 6:42 p.m., reconvened at 7:05 p.m., and adjourned at 8:40 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD043-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD044-2005	Application to Amend the Official Plan and Zoning By-Law and Draft Plan of Subdivision – Eva Louise Franceschini – Southwest Corner of Mayfield Road and Kennedy Road - Ward 2 (File C1E17.21)
D2. PDD045-2005	Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road east of Hurontario Street to Summer Valley Drive - Ward 2 (File C1E18.13).
D3. PDD046-2005	Application to Amend the Zoning By-Law and Associated Proposed Revised Draft Plan of Subdivision – Korsiak and Company Limited (Mattamy (West Humber) Limited) – South of Castlemore Road, West of Goreway Drive - Ward 10 (File C7E10.3(C)).
D4. PDD047-2005	Application to Amend the Zoning By-Law and Associated Proposed Revised Draft Plan of Subdivision – Korsiak and Company Limited (Mattamy (Goreway) Limited) – North side of Castlemore Road, West of Goreway Drive - Ward 10 (File C7E11.12(B)).
E.	Delegation
F1. PDD048-2005	Application to Amend the Zoning By-Law – Korsiak and Company Limited (Mattamy (Castlemore) Limited) – West side of Goreway Drive, north of Nelly Court - Ward 10 (File C7E13.8)

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- G. Committee of Adjustment Reports**
- H1. PDD049-2005 Proposed Parkway Belt West Plan Amendment No. 177 (File PO4 PA)**
- H2. PDD050-2005 Planning Justification Report North West Brampton Urban Boundary Review (File P25 RE)**
- I. Building and Zoning Reports**
- J. Community Design - Parks Planning and Development Reports**
- K. Engineering and Development Services Reports**
- L. PDD051-2005 Brampton Heritage Board Minutes – February 15, 2005.**
- M. Other/New Business/Unfinished Business**
- N1. PDD052-2005 List of Referred Reports - Planning, Design and Development Committee**
- O. Deferred Matters**
- P. PDD053-2005 Correspondence - Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program**
- Q. Question Period**
- R. Public Question Period**
- S. PDD054-2005 Closed Session**
- T. PDD055-2005 Adjournment**

City Councillor Gibson, Chair

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A. Approval of the Agenda

PDD043-2005 That the agenda for the Planning, Design and Development Committee Meeting dated March 7, 2005, be approved as printed.

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, H1, H2, L1, N1, P1)

D. Public Meeting Reports

- D 1. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated February 17, 2005, re: **Application to Amend the Official Plan and Zoning By-Law and Draft Plan of Subdivision – Eva Louise Franceschini – Southwest Corner of Mayfield Road and Kennedy Road - Ward 2** (File C1E17.21)

The Chair acknowledged correspondence submitted by the following expressing concerns and providing comments with respect to the proposed development:

1. Mr. Michael Griebeling, 30 Ramsgate Court, Brampton
2. The Longland Family, 18 Lismore Court, Brampton
3. Andrew and Nancie McAuley, 22 Iris Crescent, Brampton
4. Mr. Azeez Bacchus 100 Worthington Avenue, Brampton
5. Mr. Jamie Flinn, 7 Eddystone Drive, Brampton
6. Mr. Michael Hylton, 8 Ramsgate Court, Brampton

Members of the public present requested a presentation of the proposal.

Mr. Bernie Steiger, Development Planner, gave a presentation and provided details of the proposal to permit the development of 202 lots for single-detached dwellings, a stormwater management block and a block for protection of an existing pond at the subject site.

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Mr. Bill Gardner, 15 Fernbrook Crescent, Brampton, advised that he is opposed to the subject proposal, but would favour “sensible” development which would provide recreational facilities for new residents. He questioned the definition of upscale executive housing, and the zoning designation of the subject site. He expressed concerns regarding the lack of recreation facilities and green space, the availability of schools to accommodate the new residents, density, and the proposed access to the site. He was of the opinion a proposal for fewer executive homes would be more compatible with the neighbourhood and should be considered. He made reference to a park that was shown on earlier editions of a Brampton Hydro Map and MapArt book that is no longer shown on newer editions and questioned why it was removed. He submitted correspondence which provided details of his concerns expressed before Committee.

Mr. John Corbett, Commissioner of Planning Design and Development, clarified that the documents Mr. Gardner made reference to are not statutory planning documents and the Official Plan and Secondary Plan are the documents that need to be referenced.

Mr. Bryan Greck, 10 Lismore Court, Brampton, advised that he had reviewed the background environmental and functional servicing reports for the proposed development and his concerns were directed to the servicing components of the proposal. He was of the opinion that the protection of the existing wetlands and the maintenance of the stormwater management need to be addressed. With respect to the residential component of the proposal he expected approval of upscale executive housing that is compatible with the existing neighbourhood. He submitted correspondence which provided details of the concerns expressed before Committee.

Mr. Peter Mammone, 8 Whitmore Court, Brampton, does not support the subject proposal and was of the opinion that the proposal would generate increased vehicular activity which cannot be accommodated by the existing roads. He suggested that further development in the area be prohibited “to allow roads to catch up with housing” and urged Committee to address the concerns expressed by residents and reconsider the subject proposal.

Mr. Ed. Hickey, 32 Wadsworth Circle, Brampton, was of the opinion that the subject proposal was incompatible with the existing neighbourhood and would negatively impact property value in the area. He was concerned about the lack of recreation facilities and green space, density, access to the proposed development and the protection of the existing wetlands.

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Mr. Ralph Greene, 38 Mount Forest Drive, Brampton, was concerned about the impact of the proposal on his neighbourhood which is located south of the subject site. He was concerned about traffic overflow into his neighbourhood, and the possible reduction of property value that the proposed high density residential development would bring, because in his opinion, the proposed lot sizes would not accommodate upscale executive homes.

Mr. Jamie Flinn, 7 Eddystone Drive, Brampton, was concerned about the impact of the proposal on traffic, noise and the safety of residents because of the increased vehicular activity that would be generated by the subject proposal. He felt that measures should be taken to reduce the high volume of traffic that is associated with such developments. He stressed the need to address the impact of the proposal on the existing schools in the area and ensure that the proposed development is consistent with the quality and character of the neighbourhood.

Mr. Greg Panke, on behalf of Mr. Azeez Bacchus, 100 Worthington, Brampton, advised that correspondence was submitted by Mr. Bacchus expressing his concerns with respect to the subject proposal. He was concerned about the upkeep of some part lots owned by his client and some part lots owned by Franceschini (which would have to be combined to create developable lots), outside of the plan of subdivision at the southeast corner of Eddystone Drive and Inder Heights. He requested that staff ensure that these lots do not end up being unusable.

Mr. John Lindsay, 33 Carnforth Drive, Brampton, noted his objection to the subject proposal. He was of the opinion that the proposed development is incompatible with the existing upscale executive community and is unfair to the residents who currently reside in the vicinity. He was also concerned with the proposed access to the site which he felt will create severe congestion with the adjoining subdivision. He indicated that correspondence was submitted regarding the proposal.

Ms. Susan Jorgenson, 36 Cairnmore Court, Brampton, expressed concerns regarding the size of lots that are proposed for the site, and requested that all lots be a minimum of 70 feet by 120 feet. She felt that the homes that are being proposed should be compatible with the upscale executive design, style and character of the existing homes in the neighbourhood. She was also concerned about the impact of the proposal on the existing wetlands and greenspace.

Ms. Debra Quarrington, 37 Inder Heights Drive, Brampton, agreed that the subject proposal will complete the existing subdivision, but felt the proposed 40 and 50 ft lots for the site are incompatible with the design of the upscale executive

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homes in the neighbourhood. She was also concerned about the impact of the proposal on the existing neighbourhood parks and schools and suggested that more information be made available with respect to the second storm water management pond that is proposed for the site.

Mr. Dennis Di Marchi, 34 Cairnmore Court, Brampton, advised that he agreed with the comments expressed by the previous speakers and noted that a petition was circulated in the neighbourhood which everyone has signed.

Ms. Vicki Di Marchi, 34 Cairnmore Court, Brampton, submitted a petition on behalf of residents in the neighbourhood opposing the subject proposal as presented to Committee.

Clarification was provided by the Chair and staff that the proposal to rezone the subject site is the first step in the planning process and that under the *Planning Act* all applications must be accepted by the municipality.

Staff confirmed that all the issues raised by the residents at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD044-2005
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated February 17, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law and Draft Plan of Subdivision – Eva Louise Franceschini – Southwest Corner of Mayfield Road and Kennedy Road - Ward 2** (File C1E17.21) be received; and
 2. That correspondence from the following, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law and Draft Plan of Subdivision – Eva Louise Franceschini – Southwest Corner of Mayfield Road and Kennedy Road - Ward 2** (File C1E17.21) providing comments and expressing concerns regarding the subject applications, be received:
 1. Mr. Michael Griebeling, 30 Ramsgate Court, Brampton
 2. The Longland Family, 18 Lismore Court, Brampton
 3. Andrew and Nancie McAuley, 22 Iris Crescent, Brampton
 4. Mr. Azeez Bacchus, 100 Worthington Avenue, Brampton
 5. Mr. Jamie Flinn, 7 Eddystone Drive, Brampton

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6. Mr. Michael Hylton, 8 Ramsgate Court, Brampton
 7. Mr. Bill Gardner, 15 Fernbrook Crescent, Brampton
 8. Mr. Bryan Greck, 10 Lismore Court, Brampton
 9. Mr. John Lindsay, 33 Carnforth Drive, Brampton, and
3. That the petition submitted by Ms. Vicki Di Marchi, 34 Cairnmore Court, Brampton, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law and Draft Plan of Subdivision – Eva Louise Franceschini – Southwest Corner of Mayfield Road and Kennedy Road - Ward 2** (File C1E17.21) opposing the subject proposal as presented to Committee be received; and
4. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 2. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated February 15, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road east of Hurontario Street to Summer Valley Drive - Ward 2** (File C1E18.13).

The Chair acknowledged correspondence submitted by the following expressing concerns and providing comments with respect to the proposed development:

1. Mr. John M. Alati, Davies Howe Partners, Toronto
2. Mr. Mark Yarranton, KLM Planning Partners Inc., Concord

Mr. Steve Bebenek, 26 Barnes Court, Brampton, advised that he was temporarily opposed to the subject proposal, because of the existing traffic congestion in the area and especially on Mayfield Road. He felt that all future development of the area should be halted until Highway 410 extension and the widening of Mayfield Road has been completed.

Ms. Brenda Gilgeous, 28 Woodcreek Drive, Brampton, submitted a petition on behalf of residents of the neighbourhood that also list their concerns.

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Mr. Jim Bell, 22 Woodcreek Drive, was concerned about the overall impact of the subject proposal on Woodcreek Drive with respect to privacy, landscaping and greenspace, noise, garbage and pollution, and property value. He suggested that all the concerns raised by residents be addressed before a commercial use is approved for the site.

Staff confirmed that all the issues raised by the residents at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD045-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated February 15, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates. – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road east of Hurontario Street to Summer Valley Drive - Ward 2** (File C1E18.13) be received;
 2. That the correspondence from the following, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates. – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road east of Hurontario Street to Summer Valley Drive - Ward 2** (File C1E18.13) providing comments and expressing concerns regarding the subject application, be received:
 1. Mr. John M. Alati, Davies Howe Partners, Toronto
 2. Mr. Mark Yarranton, KLM Planning Partners Inc., Concord, and
 3. That the petition submitted on behalf of residents of the neighbourhood, by Ms. Brenda Gilgeous, 28 Woodcreek Drive, Brampton, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates. – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road east of Hurontario Street to Summer Valley Drive - Ward 2** (File C1E18.13) listing their concerns with respect to subject proposal be received; and

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4. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated February 17, 2005, re: **Application to Amend the Zoning By-Law and Associated Proposed Revised Draft Plan of Subdivision – Korsiak and Company Limited (Mattamy (West Humber) Limited) – South of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E10.3(C)).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD046-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated February 17, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Zoning By-Law and Associated Proposed Revised Draft Plan of Subdivision – Korsiak and Company Limited (Mattamy (West Humber) Limited) – South of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E10.3(C)) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 4. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated February 17, 2005, re: **Application to Amend the Zoning By-Law and Associated Proposed Revised Draft Plan of Subdivision – Korsiak and Company Limited (Mattamy (Goreway) Limited) – North side of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E11.12(B))

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Planning, Design and Development Committee

No members of the public indicated that they wished to address Committee regarding this item.

- PDD047-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated February 17, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Zoning By-Law and Associated Proposed Revised Draft Plan of Subdivision – Korsiak and Company Limited (Mattamy (Goreway) Limited) – North side of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E11.12(B)) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

E. Delegations - nil

F. Development Team Reports

- * F 1. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated February 17, 2005, re: **Application to Amend the Zoning By-Law – Korsiak and Company Limited (Mattamy (Castlemore) Limited) – West side of Goreway Drive, north of Nelly Court - Ward 10** (File C7E13.8)

- PDD048-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated February 17, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Application to Amend the Zoning By-Law – Korsiak and Company Limited (Mattamy (Castlemore) Limited) – West side of Goreway Drive, north of Nelly Court - Ward 10** (File C7E13.8) be received; and,

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Planning, Design and Development Committee

2. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law to rezone the subject property from “Rural Estate Two (RE2)” to “Residential Single Detached A-Section 1784 (R1A-Section 1784)”.
3. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council decision.

Carried

G. Committee of Adjustment Reports - nil

H. Policy Planning Reports

- * H 1. Report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development, dated February 17, 2005, re: **Proposed Parkway Belt West Plan Amendment No. 177** (File PO4 PA).

- PDD049-2005
1. That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development, dated February 17, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Proposed Parkway Belt West Plan Amendment No. 177** (File PO4 PA) be received; and
 2. That the Ministry of Municipal and Housing be advised that the City has no concerns with the removal of the triangular portion of the subject property from the jurisdiction of the Parkway Belt West Plan subject to a 30 metre wide utility corridor being provided along the southern boundary of the subject property, as shown by the proposed Parkway Belt West Plan Amendment 177; and,
 3. That the City Clerk be directed to forward a copy of this report and approved recommendation to the Ministry of Municipal Affairs and Housing.

Carried

MINUTES
Planning, Design and Development Committee

- * H 2. Report from D. Waters, Manager, Land Use Policy, Planning, Design and Development, dated February 14, 2005, re: **Planning Justification Report North West Brampton Urban Boundary Review** (File P25 RE).

- PDD050-2005
1. That the report from D. Waters, Manager, Land Use Policy, Planning, Design and Development, dated February 14, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re: **Planning Justification Report North West Brampton Urban Boundary Review** (File P25 RE) be received; and
 2. That the staff report and the draft official plan amendment appended to the report be circulated to commenting agencies with the component studies to solicit input and formal comment following the March 21, 2005 statutory public meeting;
 3. That subject to the results of the circulation and March 21, 2005 statutory public meeting, staff be directed to submit a finalized official plan amendment that amends the Brampton Official Plan to City Council for adoption prior to the end of June 2005;
 4. That the Region of Peel be requested to begin processing the City's application to amend the Regional Official Plan and that a statutory public meeting be arranged before the end of June 2005 or as soon as possible, with the objective of achieving Regional Council adoption by the end of July 2005;
 5. That City staff immediately initiate an integrated subwatershed study process for the Mount Pleasant Secondary Plan, beginning with defining a work plan and drafting terms of reference in accordance with the findings and recommendations of the North West Brampton Environmental and Open Space study; and
 6. That supplementary transportation studies be conducted, in conjunction with the results of the Bram West Parkway/North-South Corridor Environmental Assessment Study, to define development phasing in North West Brampton; and,
 7. That the City Clerk be directed to forward a copy of the subject report and approved recommendation to the Regions of Peel and Halton, the local area municipalities of Halton Hills, Milton, Caledon and Mississauga and Credit Valley Conservation.

Carried

MINUTES
Planning, Design and Development Committee

I. Building and Zoning Reports - nil

J. Community Design - Parks Planning and Development Reports -nil

K. Engineering and Development Services Reports - nil

L. Minutes

*** L 1. Brampton Heritage Board Minutes – February 15, 2005.**

PDD051-2005 That the Minutes of the Brampton Heritage Board Meeting of February 15, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, Recommendations HB019-2005 to HB030-2005, be approved as printed and circulated:

Carried

The recommendations were approved as follows:

HB019-2005 That the agenda for the Brampton Heritage Board Meeting of February 15, 2005 be approved, as amended, as follows:

To add:

G 2-1 Verbal report from Mr. R. Payne, Co-Chair, and Mr. J. Leonard, Heritage Coordinator, Planning, Design and Development, re: **Heritage Incentives Sub-Committee Meeting of January 28, 2005** (File G33); and,

G 3-1 Verbal report from Ms. L. Voegtle, Chair, Heritage Resources Sub-Committee, re: **Heritage Resources Sub-Committee Meeting of February 2, 2005** (File G33).

HB020-2005 That the **Minutes of the Brampton Heritage Board Meeting of January 18, 2005**, to the Brampton Heritage Board Meeting of February 15, 2005, be received.

HB021-2005 That the verbal report from Mr. R. Payne, Co-Chair, and Mr. J. Leonard, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of February 15, 2005, re: **Heritage Incentives Sub-Committee Meeting of January 28, 2005** (File G33) be received.

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Planning, Design and Development Committee

Direction was given:

- That discussion on the Brampton Heritage Board's Historic Plaque Program be included as an agenda item for the Brampton Heritage Board Meeting of March 15, 2005.

HB022-2005 That the verbal report from Ms. L. Voegtle, Chair, Heritage Resources Sub-Committee, to the Brampton Heritage Board Meeting of February 15, 2005, re: **Heritage Resources Sub-Committee Meeting of February 2, 2005** (File G33) be received.

HB023-2005 That the verbal report from Mr. G. McTavish, Ad Hoc Committee Chair, to the Brampton Heritage Board Meeting of February 15, 2005, re: **Ad Hoc Committee to Explore Options for the Re-use of the former CP Railway Station Meeting of February 7, 2005** (File G33) be received.

HB024-2005 That, as considered at the Brampton Heritage Board Meeting of February 15, 2005, the Board supports Planning, Design and Development Committee's January 31, 2005 Recommendation PDD022-2005 (approved by Council on February 14, 2005) that the process for heritage designation of the **Former Ontario Hospital Administration Building – Former OPP Lands – 15 McLaughlin Road South – Ward 4** (File G33) be commenced immediately.

HB025-2005 That, as considered at the Brampton Heritage Board Meeting of February 15, 2005, a meeting be established with Mr. S. Solski, Manager of Arts, Culture and Theatre, Community Services, for a discussion on possible future uses of the Historic Bovaird House property, to include representatives from the Friends of Historic Bovaird House Committee, the Brampton Heritage Board, and Mr. J. Leonard, Heritage Coordinator, Planning, Design and Development.

HB026-2005 That, as considered at the Brampton Heritage Board Meeting of February 15, 2005, the following properties be endorsed for inclusion in the City of Brampton Inventory of Heritage Resources (File G33):

1. Ancillary Building – 2A John Street – Ward 3
2. The Mill Complex – 60 Queen Street East – Ward 1
3. Residential – 42 Wellington Street West – Ward 4
4. Ford Motor Company – Brampton Sales and Parts Distribution Centre – 8000 Dixie Road (west side of Dixie Road at Steeles Avenue) – Ward 3
5. Bank of Montreal – 69 Bramalea Road – Ward 8
6. Former Horse Barn – 87 Elliott Street (rear of property) – Ward 4
7. Residential – 10 Byng Avenue – Ward 4
8. Pocock House (former dairy) – 42 Frederick Street – Ward 4

MINUTES
Planning, Design and Development Committee

9. Residential – 28-30 Rosedale Avenue – Ward 5
10. Residential – 89 John Street – Ward 3
11. Front Verandah – 84 Nelson Street West – Ward 5
12. McArtur House – 12 Mill Street South – Ward 4
13. Residential – 22-24 John Street – Ward 3
14. Residential – 23 Centre Street South – Ward 3
15. Crawford Farmhouse (former Hillcrest Daycare Centre) – 9279 Dixie Road (Crescent Hill Park) – Ward 7

HB027-2005 Whereas, at its meeting of February 15, 2005, the Brampton Heritage Board gave consideration to the proposal for an apartment complex at 10, 12 and 16-20 John Street and part of 21 Queen Street East; and,

Whereas at that time members of the Board expressed strong reservations and deep concerns with respect to all aspects of the design of this apartment complex, including height, materials and detailing, and its impacts on Brampton's historic downtown; and,

Whereas at that time the Board considered the Region of Peel's commitment to work closely with the City of Brampton through the design approval process to finalize colours, materials and other details to respect the neighbourhood context, as outlined in the Region's "John Street Apartment Development Fact Sheet" dated January 2005;

Therefore Be It Resolved that the Brampton Heritage Board appreciates the Region's commitment to work with the City with respect to the design of this apartment complex and would be prepared to provide its assistance to the Region and the City in this regard.

HB028-2005 That the report from J. Leonard, Heritage Coordinator, Planning, Design and Development, dated February 10, 2005, to the Brampton Heritage Board Meeting of February 15, 2005, re: **Damage to a property listed on the City of Brampton Inventory of Heritage Resources – Harrison Hewgill Pioneer Cemetery – 9749 Gore Road – Ward 10** (File C10E9.5/G33) be received.

HB029-2005 That the **History of the Brampton Curling Club – 46 McMurphy Avenue South – Ward 4** (File G33), to the Brampton Heritage Board Meeting of February 15, 2005, be received.

HB030-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 15, 2005 at 7:00 p.m., or at the call of the Chair.

MINUTES
Planning, Design and Development Committee

M. Other/New Business/Unfinished Business

M 1. **Monthly Update – Status of Highway 410 Extension - nil**

N. Referred Matters

* N 1. **List of Referred Reports – Planning, Design And Development Committee.**

PDD052-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of March 7, 2005 (File P45GE) be received.

Carried

O. Deferred Matters - nil

P. Correspondence

* P1. Correspondence from Mr. Mark Emery, Vice President, Weston Consulting Group Inc. dated February 25, 2005, re: **Recommendation Report – Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program – Recommendation PDD037-2005** (File P00 GR)
Heart Lake Road Landowners Group (North of Bovaird Drive, West of Heart Lake Road.

PDD053-2005 That the correspondence from Mr. Mark Emery, Vice President, Weston Consulting Group Inc., dated February 25, 2005, to the Planning, Design and Development Committee Meeting of March 7, 2005, re:
Recommendation Report – Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program – Recommendation PDD037-2005
(File P00 GR)
Heart Lake Road Landowners Group (North of Bovaird Drive, West of Heart Lake Road be received; and

That all future correspondence received by the City Clerk's Office, re:
Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program – Recommendation PDD037-2005 be forwarded directly to Planning, Design and Development for inclusion in a future report to Planning, Design and Development Committee.

Carried

MINUTES
Planning, Design and Development Committee

Q. Question Period - nil

R. Public Question Period - nil

S. Closed Session

PDD054-2005 That Committee proceed into Closed Session to discuss matters pertaining to:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Carried

No recommendations were passed pursuant to Closed Session discussions

T. Adjournment

PDD055-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, March 21, 2005 at 1:00 p.m., and 7:00 p.m.



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

March 21, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5

Members Present: Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Member Absent: Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice Chair**) (illness)
Regional Councillor E. Moore – Wards 1 and 5 (other municipal business)
City Councillor B. Callahan – Wards 3 and 4 (vacation)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
R. Bino, Director of Engineering and Development Services
J. Spencer, Manager of Parks and Facility Planning

Legal Services Department
T. Yao, Senior Legal Counsel

Management and Administrative Services Department
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

MINUTES
Planning, Design and Development Committee

The meeting was called to order at 1:05 p.m., and adjourned at 1:06 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD056-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D.	Delegations
E1. PDD057-2005	Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – Westpen Properties Limited – Airport 407 Business Campus, North East Corner of Airport Road and Driver Road – Ward 10 (File T7E15.20)
E2. PDD058-2005	Recommendation Report – Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Partacc Developments Inc. Ward 9 (File C5E15.2)
F.	Committee of Adjustment Reports
G1. PDD059-2005	Recommendation Report – Consultation Timelines Strategic Response to Growth and the Official Plan Review (File P00 GR)
H1. PDD060-2005	Application for a Permit to Demolish a Residential Property - 11859 Airport Road (File G33 LA)
H2. PDD061-2005	Application for a Permit to Demolish a Residential Property - 4435 Ebenezer Road (File G33 LA)
H3. PDD062-2005	Application for a Permit to Demolish a Residential Property – 9086 Dixie Road (File G33 LA)
I1. PDD063-2005	Heritage Designation Under Part IV of the Ontario Heritage Act – Ebenezer Community Hall (Former Ebenezer School House) - 4494 Ebenezer Road (File G33 LA)
J. PDD064-2005	Subdivision Assumption - Barrister Brook Subdivision, Registered Plan 43M-1442 (File C10E7.02)

MINUTES
Planning, Design and Development Committee

- | | | |
|------------|--------------------|--|
| K. | | Minutes |
| L1. | | Monthly Update – Status of Highway 410 Extension |
| M1. | PDD065-2005 | List of Referred Reports - Planning, Design and Development Committee |
| N. | | Deferred Matters |
| O. | | Correspondence |
| P. | | Question Period |
| Q. | | Public Question Period |
| R. | | Closed Session |
| S. | PDD066-2005 | Adjournment |

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD056-2005 That the agenda for the Planning, Design and Development Committee Meeting dated March 21, 2005, be approved as printed:

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E2, G1, H1, H2, H3, I1, J1, M1)

D. Delegations - nil

E. Development Team Reports

- * E 1. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated March 21, 2005, re: **Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – Westpen Properties Limited – Airport 407 Business Campus, North East Corner of Airport Road and Driver Road – Ward 10** (File T7E15.20).

- PDD057-2005 1. That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated March 21, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – Westpen Properties Limited – Airport 407 Business Campus, North East Corner of Airport Road and Driver Road – Ward 10** (File T7E15.20) be received; and,
2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

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Planning, Design and Development Committee

- a) The applicant shall submit a revised “Design Guidelines” document for the property prior to staff providing the amending documents to Council,
- b) The Official Plan amendment shall amend the Parkway Belt West Industrial Secondary Plan (Area 32) through the adoption of the following policy provisions:
 - i. To recognize the development of the property for “Mixed Industrial / Commercial” land uses,
- c) The Zoning By-law amendment shall amend site specific zone category “Mixed Business Industrial - Section 2725 (MBU-2725) Zone” within Comprehensive Zoning By-law 270-2004 to “Industrial One - Section 2724 (M1-2724) Zone”,
- d) The subject lands shall be subject to a site plan agreement with the City, which shall contain the following provisions and/or address the following matters:
 - i. Prior to the issuance of a building permit, a site development plan, a landscape plan, a grading and drainage plan, elevation drawings, and an engineering and servicing plan shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City’s site plan review process,
 - ii. The proposed development shall be consistent with the City-approved “Design Guidelines” document for the property, and specifically, the building shall be oriented towards Airport Road and exhibit a high standard of design and use of architectural materials, and landscaping shall be of a high standard and shall provide for a strong edge along the Airport Road frontage,
 - iii. Any parking exposed to the street shall be screened through the use of landscaping,
 - iv. The applicant shall address matters with respect to stormwater management to the satisfaction of the City,

MINUTES
Planning, Design and Development Committee

- v. The applicant shall grant easements as may be required to the appropriate authority for the installation of utilities and municipal services to service the lands,
 - vi. The applicant shall agree that on-site waste collection shall be provided through a private waste hauler,
 - vii. All lighting shall be designed and oriented so as to minimize glare on adjacent properties,
 - viii. The owner shall agree to grant all necessary easements for drainage, utility and servicing purposes as may be required to the appropriate agency or public authority,
 - ix. The owner shall agree to grant all road widenings as may be required to the appropriate public authority.
3. That a decision of approval be considered null and void and a new development application be required, unless a Zoning By-law is passed within 18 months of the Council approval of this decision.

Carried

- * E 2. Report from P Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated March 15, 2005, re: **Recommendation Report – Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Partacc Developments Inc. Ward 9** (File C5E15.2).

- PDD058-2005
- 1. That the report from P Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated March 15, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Recommendation Report – Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Partacc Developments Inc. Ward 9** (File C5E15.2) be received; and
 - 2. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

MINUTES
Planning, Design and Development Committee

3. That prior to the issuance of draft approval, a Noise Attenuation Study shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
4. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 - a. any necessary red-line revisions resulting from requirements of outstanding submissions and the completion of the Environmental Assessment for the widening/realignment of Countryside Drive,
 - b. all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
5. That staff be authorized to seek OMB approval to amend draft approval for the plan of subdivision (File: 21T-01010B) surrounding the subject lands to integrate the subject application for registration purposes.
6. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

F. Committee of Adjustment Reports - nil

G. Policy Planning Reports

- * G 1. Report from A. Smith, Manager, Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated March 15, 2005, re: **Recommendation Report – Consultation Timelines Strategic Response to Growth and the Official Plan Review** (File P00 GR).

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Planning, Design and Development Committee

- PDD059-2005
1. That the report from A. Smith, Manager, Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated March 15, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Recommendation Report – Consultation Timelines Strategic Response to Growth and the Official Plan Review** (File P00 GR) be received; and
 2. That the specific steps and formal meeting approach set out in Table 1 of the subject report for developing transition and implementation recommendations for the proposed strategic response to growth including the proposed Development Cap be approved.

Carried

H. Building and Zoning Reports

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 21, 2005, re: **Application for a Permit to Demolish a Residential Property - 11859 Airport Road** (File G33 LA).

- PDD060-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 21, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Application for a Permit to Demolish a Residential Property - 11859 Airport Road** (File G33 LA) be received; and,
 2. That the application be approved subject to standard permit conditions.

Carried

- * H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 21, 2005, re: **Application for a Permit to Demolish a Residential Property - 4435 Ebenezer Road** (File G33 LA).

- PDD061-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated

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Planning, Design and Development Committee

March 21, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Application for a Permit to Demolish a Residential Property - 4435 Ebenezer Road** (File G33 LA) be received; and,

2. That the application be approved subject to standard permit conditions.

Carried

- * H 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 9086 Dixie Road** (File G33 LA).

PDD062-2005 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 21, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 9086 Dixie Road** (File G33 LA) be received; and

2. That the application be approved subject to standard permit conditions.

Carried

I. Community Design - Parks Planning and Development Reports

- * I 1. Report from A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated March 21, 2005, re: **Heritage Designation Under Part IV of the Ontario Heritage Act – Ebenezer Community Hall (Former Ebenezer School House) - 4494 Ebenezer Road** (File G33 LA).

PDD063-2005 1. That the report from A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated March 21, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Heritage Designation Under Part IV of the Ontario Heritage Act – Ebenezer Community Hall (Former Ebenezer School House) - 4494 Ebenezer Road** (File G33 LA) be received; and

MINUTES
Planning, Design and Development Committee

2. That staff be directed to prepare the by-law designating Ebenezer School (Ebenezer Community Hall) at 4494 Ebenezer Road, under Part IV of the *Ontario Heritage Act* (R.S.O.1990, c.O.18) as being real property of cultural heritage value or interest.

Carried

J. Engineering and Development Services Reports

- * J1 Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated February 9, 2005, re: **Subdivision Assumption - Barrister Brook Subdivision, Registered Plan 43M-1442** (File C10E7.02).

- PDD064-2005
1. That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated February 9, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Subdivision Assumption - Barrister Brook Subdivision, Registered Plan 43M-1442** (File C10E7.02) be received; and,
 2. That the Commissioner of Legal Services and City Solicitor be requested to proceed with the assumption of the subject developments

Carried

K. Minutes - nil

L. Other/New Business/Unfinished Business

- L 1. **Monthly Update – Status of Highway 410 Extension - nil**

M. Referred Matters

- * M 1. **List of Referred Reports – Planning, Design And Development Committee**

- PDD065-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of March 21, 2005 (File P45GE) be received.

Carried

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Planning, Design and Development Committee

N. **Deferred Matters** - nil

O. **Correspondence** - nil

Q. **Question Period** - nil

R. **Public Question Period** - nil

S. **Closed Session** - nil

T. **Adjournment**

PDD066-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, April 4, 2005 at 7:00 p.m. or at the call of the Chair.

Carried



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

March 21, 2005

Public Meeting North West Urban Boundary Review

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice Chair Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Member Absent: City Councillor B. Callahan – Wards 3 and 4 (vacation)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
R. Bino, Director of Engineering and Development Services
J. Spencer, Manager of Parks and Facility Planning, Planning, Design and Development
D. Waters, Manager, Land Use Policy

Management and Administrative Services Department

L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

MINUTES
Planning, Design and Development Committee

The meeting was called to order at 7:03 p.m., and adjourned at 8:15 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD067-2005	Approval of Agenda
B.	Conflicts of Interest
C 1.	Planning Justification Report North West Brampton Urban Boundary Review (File P25 RE).
D 1. PDD068-2005	Brampton Official Plan to Expand the Current Urban Boundary North West of Brampton – Ward 6 (File P25 RE)
D2. PDD069-2005	Brampton Brick Limited – Northwest Brampton Expansion Area
D3. PDD070-2005	North West Brampton Urban Boundary Review (File P25 RE).
E.	Question Period
F.	Public Question Period
G. PDD071-2005	Adjournment

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD067-2005 That the agenda for the Planning, Design and Development Committee Meeting dated March 21, 2005, be amended to add:

- D3. Correspondence from Mr. Randolph I. Smith, solicitor for Trinison Management Corporation, dated March 21, 2003, re: **North West Brampton Urban Boundary Review** (File P25 RE).

Carried

B. Conflicts of Interest - nil

C. Public Meeting

- C 1. Report from D. Waters, Manager, Land Use Policy, Planning, Design and Development, dated February 14, 2005, re: **Planning Justification Report North West Brampton Urban Boundary Review** (File P25 RE).

D. Waters, Manager, Land Use Policy, Planning, Design and Development, explained that the purpose of the public meeting was to present the City's draft official plan amendment for the North West Brampton Urban Boundary Review, to provide details of the next steps of the planning process and to record the input of the public. He gave a presentation highlighting the following:

- Reasons for expansion of Brampton's Urban Boundary include:
 - to facilitate and protect long range planning for infrastructure to service development
 - to satisfy long term growth requirements
- Phase 1 Study Results include:
 - detailed findings support urban expansion
 - staff directed to begin Phase 2 component studies
 - expand Phase 1 transportation study to assess need for higher order north-south transportation corridor in west Brampton
- Overall Study Findings include:
 - need for additional lands beyond the existing urban boundary to accommodate future population/employment growth beyond 2015
 - no high level environmental constraints to preclude urban development in north west Brampton
 - water and waste water infrastructure can be extended to support urban expansion

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- City's Draft Official Plan Amendment proposes:
 - to extend the planning horizon to the Official Plan to 2031
 - to establish the general framework to guide the preparation of detailed secondary planning; and
 - a six stage planning process

Mr. Waters concluded his presentation with details of the tentative timelines regarding the adoption of the proposed official plan amendment which is anticipated to be presented to Council on June 27, 2005.

Mr. Mike Everard, Augusta National Inc., Markham, on behalf of the Catholic Cemeteries Archdiocese of Toronto, landowners at the north east corner of Wanless Drive and Heritage Road, requested clarification of the timelines as presented by staff for the adoption of the official plan amendment and asked whether it was congruent with the Bram West Parkway Interim Control By-law which has been approved for a year. He questioned whether the renewal of the Bram West Parkway Interim Control By-law will impact the City's proposed official plan amendment for the North West Urban Boundary review.

Mr. Michael Gagnon, GLB Urban Planners, Brampton, on behalf of the Northwest Brampton Landowners Group, advised that he has reviewed the staff report and the proposed official plan amendment for the North West Urban Boundary review and would like the opportunity to provide comments in the future. He complimented staff on the comprehensiveness of the report.

Mr. Ernst Braendli, 91 Belmont Drive, Brampton, on behalf of BECAP, advised that he does not support the proposed amendment to the City's Official Plan regarding the expansion of North West Urban Boundary. He was concerned about the impact of the proposal on the existing landowners in the area, the timing of the proposal, and its effects on the Greenbelt. He noted that the City is currently "scrambling for infrastructure" to accommodate the high growth that is taking place and was of the opinion that the present proposal would have severe consequences which may result in an appeal to the Ontario Municipal Board.

Mr. Tom Pettingill, 10475 Winston Churchill Boulevard, Brampton, indicated that he supports the overall proposal for the expansion of the urban boundary, but felt that more collaboration was required with the Town on Halton Hills on the issue of transportation. He felt that the proposed plan should include a mix of residential and light industrial use within close proximity that would encourage people to use different modes of transportation such as public transit, walking or biking.

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Ms. Anna Przychodzki, 55 Seaborn Road, Brampton, requested clarification with respect to the type of agricultural lands in North West Brampton. Staff advised that these lands are generally designated as Class 2, Agricultural Lands.

Ms. Sandra Urata, 38 Clayborne Avenue, Brampton, advised that she is not an advocate of urban sprawl, and questioned whether the subject proposal could be prevented.

Mr. John Corbett, Commissioner of Planning, Design and Development, explained the purpose of the public meeting was to provide an opportunity for the public to comment with respect to the City's proposed Official Plan Amendment. He clarified that under Provincial legislation, Brampton has to accommodate some level of growth through the Official Plan, Secondary Plan, Block Plan and Growth Management Program. He advised that residents have the right to appeal the decision of Council to the Ontario Municipal Board.

Mr. George Kee, 8261 Walnut Road, Brampton, questioned what the City's response would be when there are no more developable lands available to meet the demands of future growth as legislated by the Province.

Mr. John Corbett, Commissioner of Planning, Design and Development, responded that the City will have to accommodate future population growth through infill and intensification within the existing urban areas.

Dr. Tushar Mehta, 18 Newgate Place, Brampton, advised that as a physician he was concerned about the impact of the proposal from a healthcare and environmental perspective. He felt that any proposals for development by the City should be environment friendly and every effort should be made to preserve as much greenspace, watersheds and farmlands as possible. He was of the opinion that intensification of urban lands should be considered to accommodate future growth before rezoning farmlands and open space to accommodate low density development which could negatively impact the environment. He also felt that the report has not sufficiently addressed public transportation.

Ms. Julie Solomon, 2975 Highway 7 West, Norval, requested clarification on the process with respect to the expansion of the City's Urban Boundary. She also questioned whether expropriation of lands would take place and whether the Greenbelt would be protected. Staff advised that it is an extensive process and advised Ms. Solomon to visit the Planning Department for more detailed information.

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Dr. Sanjeev Goel, 12 Victoria Terrace, Brampton, views the subject lands in North West Brampton as the last piece of open space in Brampton and felt that before any decisions are made with respect to expansion of the urban boundary, the public be included in an open consultative process.

Staff responded to an inquiry from Mr. Peter Pilici, 9612 Mississauga Road, Brampton, about the timelines for the widening of Mississauga Road.

Staff confirmed that all the issues raised by the residents at this meeting will be addressed in a future report to the Planning, Design and Development Committee Meeting of March 21, 2005.

No motions were considered at this time as this report was presented to Planning, Design and Development Committee on March 7, 2005 and the recommendations were approved by Council on March 21, 2005.

D. Correspondence

- D 1. Correspondence from Mr. James DeWeerd, dated March 11, 2005, re **Brampton Official Plan to Expand the Current Urban Boundary North West of Brampton** – Ward 6 (File P25 RE).

PDD068-2005 That the correspondence from Mr. James DeWeerd, dated March 11, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Brampton Official Plan to Expand the Current Urban Boundary North West of Brampton** – Ward 6 (File P25 RE) be received.

Carried

- D 2. Correspondence from Davis Webb Schulze & Moon, dated March 17, 2005, re: **Brampton Brick Limited – Northwest Brampton Expansion Area**.

PDD069-2005 That the correspondence from Davis Webb Schulze & Moon, dated March 17, 2005, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **Brampton Brick Limited – Northwest Brampton Expansion Area** be received.

Carried

- D3. Correspondence from Mr. Randolph I. Smith, solicitor for Trinison Management Corporation, dated March 21, 2003, re: **North West Brampton Urban Boundary Review** (File P25 RE).

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PDD070-2005 That the correspondence from Mr. Randolph I. Smith, solicitor for Trinison Management Corporation, dated March 21, 2003, to the Planning, Design and Development Committee Meeting of March 21, 2005, re: **North West Brampton Urban Boundary Review** (File P25 RE) be received.

Carried

E. Question Period - nil

F. Public Question Period - nil

G. Adjournment

PDD071-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, April 4, 2005 at 7:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

April 4, 2005

- Chair:** City Councillor G. Gibson – Wards 1 and 5
- Vice Chair:** Regional Councillor P. Palleschi - Wards 2 and 6
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor G. Manning – Wards 9 and 10
- Member Absent:** City Councillor S. Hames – Wards 7 and 8 (other municipal business)
- Staff Present:**
- Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
R. Bino, Director of Engineering and Development Services
K. Walsh, Director of Community Design, Park Planning and Development
D. Kraszewski, Manager of Development Services
P. Snape, Manager of Development Services
J. Spencer, Manager of Parks and Facility Planning
P. Cooper, Central Area Planner
R. Nykyforchyn, Development Planner
- Legal Services Department**
C. Connor, Director of Real Property and Commercial Law
- Management and Administrative Services Department**
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:01 p.m., and adjourned at 8:00 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD072-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD073-2005	Information Report – Façade Improvement Program – Request to Amend the Central Area Community Improvement Plan (File P75 CE).
D2. PDD074-2005	Application to Amend the Official Plan and Zoning By-Law – Eden Oak Industrial Park Inc. (previously referred to as ADESA Auctions Canada and CAAG Land Development) South West Corner of Queen Street & Goreway Drive – Ward 10 (File C7E5.18).
E.	Delegations
F1. PDD075-2005	Application to Amend the Official Plan and Zoning By-Law – 950504 Ontario Inc. and 1033803 Ontario Inc. – South East Corner of Regional Road 107 (formerly Highway 7) and Beaumaris Drive - Ward 10 (File C9E4.12).
G1.	Committee of Adjustment Reports
H.	Policy Planning Reports
I1. PDD076-2005	Application for a Permit to Demolish a Residential Property - 2847 Embleton Road (File G33 LA)
J1. PDD077-2005	Temporary Parkland in New Plans of Subdivisions (File PO3.DG)
K.	Engineering and Development Services Reports
L1. PDD078-2005	Minutes – Brampton Heritage Board – March 15, 2005
M.	Other/New Business/Unfinished Business

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- | | | |
|------------|--------------------|--|
| M1. | | Monthly Update – Status of Highway 410 Extension |
| N1. | PDD079-2005 | List of Referred Reports - Planning, Design and Development Committee |
| O. | | Deferred Matters |
| P. | | Correspondence |
| Q. | | Question Period |
| R. | | Public Question Period |
| S. | | Closed Session |
| T. | PDD080-2005 | Adjournment |

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD072-2005 That the agenda for the Planning, Design and Development Committee Meeting dated April 4, 2005, be approved as printed:

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, I1, L1, N1)

D. Public Meeting Reports

- D 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated March 17, 2005 re: **Information Report – Façade Improvement Program – Request to Amend the Central Area Community Improvement Plan** (File P75 CE).

Members of the public present requested a presentation of the proposal.

Ms. P. Cooper, Central Area Planner, gave a presentation and provided an overview of the Façade Improvement Program which offers financial assistance for cost related construction to all non-residential and mixed-use buildings in Downtown Brampton.

Mr. Andrew DeGroot, 27 Rosedale Avenue, Brampton, indicated that he supports the program and felt that it would help in the revitalization of the downtown core.

Mr. Rick Ruiters, 22 Main Street South, Brampton, indicated that he supports the program, but felt that financial assistance offered through the program should be considered as a non-repayable grant.

Staff confirmed that the issues raised by the residents at this meeting will be addressed in the recommendation report.

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- PDD073-2005
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated March 17, 2005, to the Planning, Design and Development Committee Meeting of April 4, 2005, re: **Information Report – Façade Improvement Program – Request to Amend the Central Area Community Improvement Plan** (File P75 CE) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff final recommendation.

Carried

- D 2. Report from P Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated March 22, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Eden Oak Industrial Park Inc. (previously referred to as ADESA Auctions Canada and CAAG Land Development) South West Corner of Queen Street & Goreway Drive – Ward 10** (File C7E5.18).

One member of the public was present for this item but did not wish to see presentation of the proposal.

Ms. Elfriede Tomick, proprietor of 7 & 7 Motel, 2458 Queen Street East, Brampton, was concerned about the impact the subject proposal would have on her property and in particular municipal services such as water.

Staff confirmed that the issues raised by the resident at this meeting will be addressed in the recommendation report.

- PDD074-2005
1. That the report from P Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated March 22, 2005, to the Planning, Design and Development Committee Meeting of April 4, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Eden Oak Industrial Park Inc. (previously referred to as ADESA Auctions Canada and CAAG Land Development) South West Corner of Queen Street & Goreway Drive – Ward 10** (File C7E5.18) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting

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and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

E. Delegations - nil

F. Development Team Reports

- * F 1. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, March 15, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – 950504 Ontario Inc. and 1033803 Ontario Inc. – South East Corner of Regional Road 107 (formerly Highway 7) and Beaumaris Drive - Ward 10** (File C9E4.12).

- PDD075-2005 1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, March 15, 2005, to the Planning, Design and Development Committee Meeting of April 4, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – 950504 Ontario Inc. and 1033803 Ontario Inc. – South East Corner of Regional Road 107 (formerly Highway 7) and Beaumaris Drive - Ward 10** (File C9E4.12) be received; and,
2. That prior to the adoption of the official plan amendment and enactment of the zoning by-law, a Traffic Impact Study shall be approved to the satisfaction of City. The applicant shall agree to implement any conditions of approval, including revisions to the concept plan resulting from the approval of the study.
3. That prior to the adoption of the official plan amendment and enactment of the zoning by-law, a Functional Servicing Report shall be approved to the satisfaction of the Director of Engineering and Development Services. The applicant shall agree to implement any conditions of approval, including revisions to the concept plan resulting from the approval of the report.
4. That prior to the adoption of the official plan amendment and enactment of the zoning by-law, a Design Brief shall be approved to the satisfaction of the Commissioner of Planning, Design and Development Department. The applicant shall agree to implement the approved Design Brief.

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5. That prior to the adoption of the official plan amendment and enactment of the zoning by-law, a detailed Engineering Study that investigates the existing condition (i.e. channel/slope stability and potential future maintenance requirements) of the drainage easement shall be submitted to the City's Engineering and Development Services Division and the Toronto and Region Conservation Authority. All of the recommendations from the engineering report shall be implemented by the owner prior to the 7.0 metre drainage easement and the 3.0 metre vegetated buffer being dedicated to the City. Any proposed modifications that may affect the subject watercourse will require a permit (pursuant to Ontario Regulation 158) from the Toronto and Region Conservation Authority.
6. That prior to the adoption of the official plan amendment and enactment of the zoning by-law, staff will identify any potential implications with respect to the development of Brampton's Bus Rapid Transit (BRT) program, and implementation of the first phase AcceleRide initiative. The applicant shall agree to provide modifications on the subject property needed to accommodate AcceleRide BRT infrastructure.
7. That prior to site plan approval, or any grading on the subject property, the owner shall submit to the satisfaction of the Community Design, Parks Planning and Development Division, a vegetation inventory and assessment for the preservation of as many trees as possible identified by the City as desirable for preservation.
8. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - (1) The Bram East Secondary Plan Area 41 be amended from "Office Node" to "Mixed Industrial/Commercial" with a site-specific policy to permit the following uses on the subject property:
 - (i) Convenience retail uses
 - (ii) Personal service retail uses
 - (iii) Business, professional, administrative office and medical offices
 - (iv) Restaurants
 - (v) Financial institutions
 - (vi) Institutional uses

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- (vii) Recreational uses
- (viii) Hotels/Motels
- (ix) Prestige industrial uses

(2) The subject site be rezoned from “Industrial One – Section 1536 (M1 – Section 1536) to “Industrial Four A – Special Section (M4A – Special Section) and Floodplain (F)” with the following provisions:

(i) The lands designated “Industrial Four A – Special Section (M4A – Special Section) shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- (2) a printing or copying establishment
- (3) a warehouse
- (4) a parking lot

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment
- (2) an animal hospital
- (3) a recreational facility or structure
- (4) a community club

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;

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- (3) a retail outlet operated in connection with a particular purpose permitted by sections (a)(1) and (a)(2) above, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use
- (4) purposes accessory to the other permitted purposes.

(d) Commercial

- (1) offices, including offices for doctors, dentists or drugless practitioners
- (2) a retail establishment
- (3) a bank, trust company, finance company
- (4) a dry cleaning establishment and laundry distribution centre
- (5) a service shop
- (6) a personal service shop
- (7) a custom workshop
- (8) a hotel or motel
- (9) a banquet hall
- (10) a commercial school
- (11) a health and fitness centre
- (12) a dining room restaurant and convenience restaurant
- (13) purposes accessory to the other permitted purposes

(e) the following purposes shall not be permitted:

- (1) an adult entertainment parlour
- (2) an adult video store
- (3) an adult book store

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- (4) a massage or body rub parlour
 - (5) an amusement arcade
- (ii) shall be subject to the following requirements and restrictions:
 - (a) Minimum Lot Area: 0.8 hectares
 - (b) Minimum Front Yard Depth: 7.5 metres
 - (c) Maximum Front Yard Depth: 12.0 metres
 - (d) Minimum Exterior Side Yard Width Abutting Brewster Road:
6.0 metres
 - (e) Minimum Exterior Side Yard Width Abutting Regional Road 107:
11.0 metres
 - (f) Minimum Rear Yard Depth: 7.0 metres
 - (g) Maximum Lot Coverage by all Buildings and Structures:
35% of the lot area
 - (h) Maximum Building Height: 2 storeys
 - (i) Minimum Landscaped Open Space
 - (i) a 9.0 metre wide landscaped open space area shall be provided abutting Regional Road 107 except at approved access locations
 - (ii) a 3.0 metre wide landscaped open space area shall be provided abutting Beaumaris Drive and Brewster Road except at approved access locations.

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- (j) Minimum Setback to a Floodplain (F) zone:
7.0 metres
 - (k) the total maximum gross commercial floor area permitted on the entire property for all uses in Section 2 (i)(d), excluding the uses in Section 2 (i)(d)(1), shall be 3,000 square metres (32,293 square feet).
 - (l) uses permitted under Section 2 (i) (a), (b) and (c) shall be located more than 90 metres from the front property line.
 - (m) all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107.
 - (n) all restaurant refuse storage shall be enclosed in a climate controlled area within the building.
 - (o) no outside storage of goods, materials or machinery shall be permitted.
- (iii) shall also be subject to the requirements and restrictions relating to the M4A zone and all the general provisions of this by-law which are not in conflict with those set out in section 2 (ii).
9. That prior to the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
- (a) A site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
 - (b) The owner shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;

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- (c) The owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
- (d) The owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
- (e) The owner shall agree to the gratuitous conveyance of the 7.0 metre wide drainage easement and the 3.0 metre buffer vegetated area along the east limits of the subject property to the City.
- (f) The owner shall pay 2% cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy;
- (g) A 1.0 metre wide entry feature block shall be provided at the south-east corner of the intersection of Regional Road 107 and Beaumaris Drive. This 1.0 metre wide Entry Feature Block shall be conveyed to the City, in a condition satisfactory to the City and at no cost to the City. The applicant will design and construct the entry feature block in accordance with the approved Design Brief, with the City's Flower City initiative and with the Gateway Beautification Program. The owner shall agree that the Entry Feature Block shall not be credited as parkland for the purpose of determining the parkland requirements.
- (h) A Class I (Off-Road) PathWay Facility Route is identified in Brampton's Pathways Master Plan adjacent to this development site within the Queen Street East boulevard. The owner shall agree to provide for a 3 metre wide Pathway, with appropriate connections and signage for the Pathway, to the satisfaction of the City and in accordance with City standards.
- (i) The owner shall agree that on-site waste collection shall be provided through a private waste hauler.
- (j) The owner shall make appropriate arrangements with the Region of Peel's Public Works Department with regard to connection to municipal water and sanitary sewer services to service the proposed development.

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- (k) The owner shall convey a 45m right-of-way or 22.5m from the centreline along Regional Road 107 to the Region of Peel.
- (l) The owner shall agree to the gratuitous conveyance of a 15 x 15 metre daylight triangle to the Region of Peel at the intersection of Regional Road 107 and Beaumaris Drive with a 0.3 metre reserve behind the triangle.
- (m) The owner shall agree to the gratuitous conveyance of a 0.30 metre reserve behind the property line along the frontage of Regional Road 107 to the Region of Peel except for the approved accesses, free and clear of all encumbrances.
- (n) The owner shall agree that only one right-in/right-out access is permitted along Regional Road 107 approximately 100 metres east of Beaumaris Drive and shall be in accordance with the Region's Access Control By-law.
- (o) An eastbound right turn lane is to be constructed with a 30m storage and a 45m taper on Regional Road 107.
- (p) The owner shall agree that no landscaping is permitted within the Region's right-of-way.
- (q) The owner shall agree to keep the permanent and/or temporary easements to facilitate the Regional Road 107 (Queen Street East) widening project that have been identified by the Region of Peel, clear of all buildings, structures and obstructions. The permitted uses for the easement are restricted to lawn, flowerbed, roadway, driveway or parking that is not paved with a concrete surface.
- (r) The owner is required to submit detailed engineering drawings to the Region of Peel for review and comment, which are design, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission must include the Removals, New Construction, Typical Sections and Pavement Markings and Signing Drawings. All works within Region of Peel's right-of-way must be designed in accordance to the Public Works "Design Criteria and Development Procedures Manual"

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and “Material Specifications and Standard Drawings Manual.”

- (s) The owner is required to submit a detailed compensatory planting plan for the stream corridor to the satisfaction of the City’s Engineering and Development Services Division and the Toronto and Region Conservation Authority.

- 10. That this decision be considered null and void and a new development application be required unless a zoning by-law is passed within 18 months of the Council approval of this decision.

Carried

G. Committee of Adjustment Reports - nil

H. Policy Planning Reports - nil

I. Building and Zoning Reports

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 23, 2005, re: **Application for a Permit to Demolish a Residential Property - 2847 Embleton Road** (File G33 LA).

- PDD076-2005
- 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 23, 2005, to the Planning, Design and Development Committee Meeting of April 4, 2005, re: **Application for a Permit to Demolish a Residential Property - 2847 Embleton Road** (File G33 LA) be received; and
 - 2. That the application be approved subject to standard permit conditions.

Carried

J. Community Design - Parks Planning and Development Reports

- J 1. Report from J. Spencer, Manager of Parks and Facility Planning, and M. Hoy, Coordinator of Special Projects, Planning, Design and Development,

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dated April 4, 2005, re: **Temporary Parkland in New Plans of Subdivisions** (File PO3.DG).

Discussion took place with respect to the following:

- timelines for permanent neighbourhood parks in new subdivisions
- construction of temporary parkettes to accommodate residents in new subdivisions until permanent neighbourhood parks are provided
- location of permanent neighbourhood parks in new subdivisions being within reasonable walking distance of residents
- possibility of reducing the three year timeline for permanent neighbourhood parks to one year
- measures to motivate developers to move quickly to provide permanent parks so that they are available earlier than the recommended three year time frame
- availability of land for permanent parks
- revisiting the City's standards for parkland distribution
- expectation that temporary parks will become the norm on a City wide basis
- the impact on residents when a temporary park has to be decommissioned
- concerns regarding park distribution for the Lanark Lane plan and the three plans to the north
- possible provisions for a park closer to the Lanark Lane plan

In response to the issues raised during discussion staff referenced the information in the subject report that temporary parks are not an appropriate means of providing park and play facilities in subdivisions. With respect to the subdivisions referred to in the report, staff provided an overview of the area and clarified how the 2 acre park was eventually proposed on the Lockspur plan of subdivision. Staff also provided information on the "parks" program and the minimum park size standard and advised that the policies regarding park land distribution may need to be revisited.

A motion was introduced to approve the staff recommendation as amended to add the following clause:

"That staff be instructed to investigate the possibility of including a parkette in the Lanark Lane (Trinison Development) Plan of Subdivision (File C9E8.10) and report back to a future meeting of the Planning, Design and Development Committee."

The following motion was considered:

- PDD077-2005 1. That the report from J. Spencer, Manager of Parks and Facility Planning, and M. Hoy, Coordinator of Special Projects, Planning,

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Design and Development, dated April 4, 2005, to the Planning, Design and Development Committee Meeting of April 4, 2005, re: **Temporary Parkland in New Plans of Subdivisions** (File PO3.DG) be received; and,

2. That staff be directed to insert specific guidelines into Section 5.5 “Recreation Facilities” of the Planning, Design and Development’s Growth Management Program for plans of subdivisions that contain no neighbourhood parkland. The guidelines will have the effect of not approving these draft plans until it can be demonstrated that a fully constructed permanent neighbourhood park facility will be available within three (3) years of the plan’s first occupancy; and
3. That a temporary park facility in the Bram East Area “G” Community not be pursued since the provision of a permanent neighbourhood park is expected within a 400-metre radius of the Lanark Lane plan and within 3-years time frame as required by the proposed Growth Management Program guidelines.
4. That staff be instructed to investigate the possibility of including a parkette in the Lanark Lane (Trinison Development) Plan of Subdivision (File C9E8.10) and report back to a future meeting of the Planning, Design and Development Committee.

Carried

K. Engineering and Development Services Reports - nil

L. Minutes

*** L 1. Brampton Heritage Board Minutes – March 15, 2005.**

PDD078-2005 That the **Minutes of the Brampton Heritage Meeting of March 15, 2005**, to the Planning, Design and Development Committee Meeting of April 4, 2005, Recommendations HB031-2005 to HB038-2005 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB031-2005 That the agenda for the Brampton Heritage Board Meeting of March 15, 2005 be approved as printed and circulated.

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- HB032-2005 That the **Minutes of the Brampton Heritage Board Meeting of February 15, 2005** (File G33), to the Brampton Heritage Board Meeting of March 15, 2005, be received.
- HB033-2005 That the following delegations, to the Brampton Heritage Board Meeting of March 15, 2005, re: **Proposed Relocation of the vacant Harrison-Hewgill Farmhouse on Gore Road in Ward 10 to a lot on McVean Drive north of Castlemore** (File G33) be received:
1. Mr. Paul Morresi, MMC
 2. Mr. Bob Lackey, Candevcon
 3. Mr. Lynn Barkey, Criterion Developments
- HB034-2005 That the correspondence from Mr. Bob Hulley, Heritage Property Consultant, dated March 10, 2005, to the Brampton Heritage Board Meeting of March 15, 2005, re: **Newsletter – “The Building Historian”** (File G33) be received.
- HB035-2005 That the correspondence from Ms. Nena Wagner, Edifice Magazine, dated March 9, 2005, to the Brampton Heritage Board Meeting of March 15, 2005, re: **Restoration Workshops** (File G33) be received.
- HB036-2005 That, as considered at the Brampton Heritage Board Meeting of March 15, 2005, Mr. Karl Walsh, Director of Community Design, Parks Planning and Development, Planning, Design and Development, be requested to attend a future meeting of the Brampton Heritage Board for discussion on how the Board’s Historic Plaque Program fits in with the overall City standards relating to design, materials, colour scheme and logo, and to give the Board an opportunity to provide its input on this matter.
- HB037-2005 That the Ontario Heritage Foundation **“Heritage Matters” Publication – Volume 3, Issue 1** (File G33), to the Brampton Heritage Board Meeting of March 15, 2005, be received.
- HB038-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 19, 2005 at 7:00 p.m., or at the call of the Chair.

M. Other/New Business/Unfinished Business - nil

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M 1. Monthly Update – Status of Highway 410 Extension - nil

N. Referred Matters

*** N 1. List of Referred Reports – Planning, Design And Development Committee.**

PDD079-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of April 4, 2005 (File P45GE) be received.

Carried

O. Deferred Matters - nil

P. Correspondence - nil

Q. Question Period - nil

R. Public Question Period - nil

S. Closed Session - nil

T. Adjournment

PDD080-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, April 18, 2005 at 1:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

April 18, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice Chair Regional Councillor P. Palleschi - Wards 2 and 6 (left at 3:50 p.m. other municipal business)

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4 (arrived at 1:35 p.m.)
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4 (arrived at 1:40 p.m.)
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10 (arrived at 1:42 p.m.)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
R. Bino, Director of Engineering and Development Services
K. Walsh, Director of Community Design, Park Planning and Development
D. Kraszewski, Manager of Development Services
P. Snape, Manager of Development Services
D. Waters, Manager, Land Use Policy
T. Buonpensiero, Policy Planner
A. Parsons, Development Planner
G. Charles, Development Planner
P. Cooper, Central Area Planner
C. Lo, Policy Planner

Legal Services Department
K. Hare, Senior Legal Counsel

Management and Administrative Services Department
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:05 p.m., and adjourned at 1:06 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD081-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD082-2005	City of Brampton Response to the Recommendations of the Credit River Alliance (OPA 194) (See Item G1).
D2. PDD083-2005	WMF Morrissey Ltd. – Iplan Corporation – North of Regional Road 107 between The Gore Road and Regional Road 50 - Ward 10 (File C10E4.2) (See Item E2).
E1. PDD084-2005	Recommendation Report - Request to Amend the Central Area Community Improvement Plan - Façade Improvement Program (File P75 CE).
E2. PDD083-2005	Recommendation Report – Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – WMF Morrissey Ltd. – Iplan Corporation – North of Regional Road 107 between The Gore Road and Regional Road 50 - Ward 10 (File C10E4.2) (See Item D2).
F1. PDD085-2005	Recommendation Report - Appeal of Committee of Adjustment Approval of Minor Variance Applications A036/05 and A037/05 – Sandhu Investment Holdings Ltd., Sarabjit Basran – 2565 Steeles Avenue East and 2575 Steeles Avenue East – Ward 8 (Files A036/05 and A037/05).
G1. PDD082-2005	City of Brampton Response to the Recommendations of the Credit River Alliance (OPA 194) (File N42 CV) (See Delegation D1).
G2. PDD086-2005	Information Report – Town of Caledon Official Plan Amendment 194 – Snell’s Hollow Secondary Plan (File G70 CA)

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- | | | |
|------------|--------------------|---|
| G3. | PDD087-2005 | Information Report – Brampton Official Plan Review Cultural Heritage Discussion Paper (File P25 OV) |
| G4. | PDD088-2005 | City of Brampton Response - Draft Growth Plan for the Greater Golden Horseshoe “Places to Grow: Better Choices, Brighter Future” (File P04 PA) |
| H. | | Building and Zoning Reports |
| I. | | Community Design - Parks Planning and Development Reports |
| J. | | Engineering and Development Services Reports |
| K. | | Minutes |
| L1. | | Monthly Update – Status of Highway 410 Extension |
| M1. | PDD089-2005 | List of Referred Reports - Planning, Design and Development Committee |
| N. | | Deferred Matters |
| O. | PDD090-2005 | Correspondence |
| P. | | Question Period |
| Q. | | Public Question Period |
| R. | | Closed Session |
| S. | PDD091-2005 | Adjournment |

City Councillor Gibson, Chair

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A. Approval of the Agenda

PDD081-2005 That the agenda for the Planning, Design and Development Committee Meeting dated April 18, 2005, be amended to add the following:

D2. Mr. Neil Davis, Davis Webb Schulze and Moon, re: **WMF Morrissey Ltd. – Iplan Corporation – North of Regional Road 107 between The Gore Road and Regional Road 50 - Ward 10** (File C10E4.2) (See Item E2).

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G2, G4, M1, O1)

D. Delegations

D1. Ms. Lorraine Symmes, Coordinator, Credit River Alliance, re: **City of Brampton Response to the Recommendations of the Credit River Alliance (OPA 194)** (See Item G1).

Ms. Lorraine Symmes, Coordinator, Credit River Alliance (CRA), thanked Committee and staff for their time and attention spent on the subject report on this agenda as Item G1. She felt that some positive steps have been taken in addressing the watershed concerns that were previously raised by the CRA. However, she felt that there were still some issues that remain outstanding or needs to be further addressed:

- questioned what the timelines were for the cost/benefit analysis report on the stormwater retrofit study will be presented to Council for consideration
- City of Brampton taking the initiative in the enforcement of a stronger sediment control by-law
- the need for the City to consider putting a priority on dedicating capital funding for wetlands and woodlots
- more effective ways to develop a greener and more sustainable environment
- a request for the City of Brampton to commit funds for the Woodlot Acquisition Plan

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Ms. Symmes suggested that staff invite members of the Credit River Alliance and other local groups for environmental discussions since the City is considering a proposal to expand the North West Urban Boundary.

Discussion took place and staff provided clarification with respect to staff's recommendation to establish an Environmental Advisory Committee, funding for the Woodlot Acquisition Plan and whether there are any policies the City can pass to prohibit residents from discharging waste water in to the Credit River.

Item G1 was brought forward and dealt with at this time.

- PDD082-2005
1. That the report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated April 6, 2005, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **Information Report – City of Brampton Response to the Recommendations of the Credit River Alliance (OPA 194)** (File N42 CV) be received; and
 2. That the delegation of Ms. Lorraine Symmes, Coordinator, Credit River Alliance, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **City of Brampton Response to the Recommendations of the Credit River Alliance (OPA 194)** be received;
 3. That staff be directed to report back to a future Planning, Design and Development Committee Meeting on the feasibility and merits of establishing an Environmental Advisory Committee in the City of Brampton, as requested by the Credit River Alliance; and
 4. That the City Clerk be directed to forward a copy of the subject report to the Credit River Alliance, the Region of Peel and Credit Valley Conservation for their information.

Carried

- D2. Mr. Neil Davis, Davis Webb Schulze and Moon, re: **WMF Morrissey Ltd. – Iplan Corporation – North of Regional Road 107 between The Gore Road and Regional Road 50 - Ward 10** (File C10E4.2) (See Item E2).

Mr. Neil Davis, Davis Webb Schulze and Moon, on behalf of the applicant, advised that he was comfortable with most of the staff recommendations and will

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work out the issues directly with staff that he feels need to be further addressed such as landscaping, traffic, industrial uses proposed for the site and the lands that are being provided by his client for a walking trail. He also suggested that the proposed walking trail be named after the “Morrissey” family.

Staff provided clarification with respect to the issues raised by the delegation.

Discussion followed with respect to the possibility of including a second walking trail for the benefit of pedestrians from the north of the valley.

A motion was introduced to approve the staff recommendation as amended to add the following:

“ that staff look at the possibility of a second walking trail on the west side of the valley for pedestrian access”

Item E2 was brought forward and dealt with at this time.

- PDD083-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated April 7, 2005, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **Recommendation Report – Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – WMF Morrissey Ltd. – Iplan Corporation – North of Regional Road 107 between The Gore Road and Regional Road 50 - Ward 10** (File C10E4.2) be received; and
 2. That the delegation of Mr. Neil Davis, Davis Webb Schulze and Moon, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **WMF Morrissey Ltd. – Iplan Corporation – North of Regional Road 107 between The Gore Road and Regional Road 50 - Ward 10** (File C10E4.2) be received; and,
 3. That the application be approved and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law, subject to the following:
 - A) That the Official Plan be amended by changing the land use designation of the subject property from “Primary Office Node” to “Office Node”, and deleting the “Existing or Former Waste Disposal Site” public utilities and resource designation.

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B) That the Secondary Plan be amended by:

1. changing the land use designations of the subject property from “Office Node” and “Mixed Commercial / Industrial” to “Special Policy Area 7 (Office Node - Mixed Commercial / Industrial)”.
2. providing a policy to recognize that a minimum amount of office space should be located at prominent locations on the property adjacent to Regional Road 107 and/or Regional Road 50.
3. applying the land use permissions of the Secondary Plan’s “Mixed Use Commercial/Industrial” and “Office Node” designations to the entirety of the subject lands, but restricting automotive related uses, uses requiring outdoor storage, convenience commercial restaurants, and stand alone retail uses with a gross floor area than 930sq.m. from prominent locations.
4. having high traffic generating uses subject to maximum floor areas to ensure the capacity of the adjacent roadways is not exceeded.
5. establishing the following urban design principles:
 - 1) Buildings shall have significant articulation, with upscale building materials, glazing, roofline variation, and corner features.
 - 2) The Regional Road 107, Regional Road 50 and The Gore Road frontages shall have minimal parking located between buildings and the street. Areas where one row of parking is provided between the building and the street shall have additional landscaping.
 - 3) Service/loading areas shall be screened from all streets to the greatest extent possible.
 - 4) Outdoor storage areas for seasonal products are not permitted between buildings and the street.

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- 5) Multiple storey buildings (implemented with minimum building heights) are to be located at the Regional Road 107 intersections with Regional Road 50 and The Gore Road.
- C) The zoning by-law be amended by changing the zoning designation of the subject site **from** “Agriculture (A)” **to** “Service Commercial (SC)” zones in accordance with the following:
1. Permitted uses include commercial, office and mixed commercial/industrial uses, specifically retail establishments, personal service shops, service shops, restaurants, offices, retail warehousing, warehousing and manufacturing uses.
 2. Specific uses are prohibited within 200 metres of Regional Road 107, including industrial uses (i.e. warehousing and manufacturing uses), automotive related uses (i.e. gas bar, motor vehicle repair and body shops), uses requiring outdoor storage (motor vehicle sales establishment), convenience commercial restaurants, and stand alone retail uses with a gross floor area than 930sq.m.
 3. Specific uses are prohibited within 100 metres of Regional Road 107, including convenience restaurants (drive-through restaurants) or small-scale stand alone establishments (less gross floor area than 930 sq.m.), including retail establishments, personal service shops, and service shops.
 4. A range of retail commercial and office uses, including retail establishments, personal service shops, service shops, restaurants, and financial institutions are permitted in proximity to the intersections of Regional Road 107 and Regional Road 50 and the intersection of Regional Road 107 and The Gore Road, subject to the following:
 - 1) A minimum of 9,290 square metres (100,000 sq.ft.) of gross leasable floor area of office uses shall be required prior to or in conjunction with the development of other permitted uses.

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- 2) Buildings located within 80 metres of the Regional Road No. 107 and The Gore Road intersection shall have a minimum height of 2 storeys.
 - 3) Buildings located within 80 metres of the Regional Road No. 50 and Regional Road No. 107 intersection shall have a minimum height of 3 storeys.
5. Requirements and restrictions:
- 1) Minimum Landscaped Open Space:
 - a) 5 metres abutting a “Floodplain (F)” zone.
 - b) 6 metres abutting the Regional Road No. 107, Regional Road No. 50 and The Gore Road rights-of-way, except at approved access locations.
 - c) 3 metres abutting all other municipal roadways, except at approved access locations.
 - 2) all garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way;
 - 3) maximum gross leasable floor areas, will be applied to the subject property as follows:
 - 34,500sq.m. (371,000sq.ft.) of commercial uses,
 - 11,700sq.m. (125,000sq.ft.) of office uses, and
 - 4,500sq.m. (47,000sq.ft.) of industrial uses
4. That prior to the enactment of the zoning by-law, outstanding comments from external circulated agencies, including the Toronto and Region Conservation Authority and internal City departments shall be received. All background documents required shall be submitted to the satisfaction of the City, and the appropriate agencies, and any amendments to the conceptual site plan and development agreement, resulting from these comments shall be accommodated.

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5. That prior to the enactment of the zoning by-law, the applicant shall sign the Landowners Cost Share Agreement and Front-ending Agreement (or other named agreements), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Applicant has signed the agreements and has delivered the deeds or made the payments required by the agreement.
6. That prior to the enactment of the by-law, a facility fit plan shall be completed to the satisfaction of the City, for all valleyland, storm water management ponds and a 3.0 metre Class I (Off-Road) Pathway Facility Route as identified in Brampton's Pathways Master Plan for the subject lands. Connections to the 3.0 metre pathway shall not be shown within the valleyland, below the top-of-bank, but shall be shown to connect to the North side of Regional Road 107, east of the valleyland. In this regard, grading may be required by the developer.
7. That prior to the enactment of the by-law, the applicant shall gratuitously convey all valleylands as identified by the Toronto and Region Conservation Authority, and a 5.0 metre buffer area above the greater of the top of bank or Regional storm floodplain, along the east and west sides of the valley, in a condition satisfactory to the City and at no cost to the City. Lands to be gratuitously conveyed may be expanded as required, subject to approved facility fit plans for valleyland, stormwater management ponds, and pathway facilities on the subject property. The applicant that lands conveyed in this respect shall not be credited towards the parkland dedication requirements of the plan.
8. That prior to the enactment of the zoning by-law, a Design Brief shall be finalized for the subject property to the satisfaction of the Commissioner of Planning Design and Development. The Design Brief shall incorporate principles established in the Bram East Area "B" Design Guidelines, as prepared by MBTW Group, dated May 2001, and the following:
 - A) The intended form, massing and design character of all anticipated buildings shall have superior front elevation treatments using upscale construction materials.
 - B) Buildings shall be located appropriately to address The Gore Road, Regional Road 50 and Regional Road 107 frontages.

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- C) The location and size of all roof-top mechanical equipment should be screened from all directions. Roof-top screening should ensure that the roof forms an integral part of the building design.
 - D) Waste disposal units shall be fully screened by fencing that incorporates decorative features and is compatible with the architectural design of buildings on site.
 - E) Upscale landscaped treatment shall be used for all road frontages and will include the use of appropriate hard and soft elements such as iron fencing, masonry pillars, a double row of street trees and flowerbeds (in accordance with the Flower City Strategy).
9. That prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
- A) The applicant agrees that lands conveyed to the City for stormwater management ponds shall not be credited towards the parkland dedication requirements of the plan.
 - B) Prior to the submission of any grading and servicing plans or any grading on the subject property, the applicant shall
 - i) submit to the satisfaction of the Community Design, Parks Planning and Development Division a vegetation inventory and assessment for the preservation of as many trees as possible identified by the City, as desirable for preservation. In this regard, the applicant shall be required to identify on the grading and drainage plans, and landscaping plans, the trees to be retained and the methodology proposed for their retention. This methodology shall include individual tree preservation plans, illustrating proposed building sites and working envelopes, existing and proposed grades and the trees to be protected or removed and shall be supported by a hydrologists report which recommends appropriate subdivision and grading techniques for the maintenance of existing surface runoff or ground water conditions necessary for the long term preservation of the trees

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identified for retention. All preservation and tree protection measures are to be installed and inspected by the City prior to pre-servicing of the subdivision.

- ii) locate the detention ponds in locations where minimal impact will occur to the natural aesthetics of the valley to the satisfaction of the Planning, Design and Development Department.
 - iii) retain a landscaped architect/ecologist to prepare planting and restoration plans for the quantity/quality ponds for approval by the Planning, Design and Development Department.
- C) Prior to the issuance of site plan approval, a site development plan, landscaping, grading and storm drainage plan, elevation and cross-section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City. The appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
- D) Prior to the issuance of site plan approval, the applicant shall submit, for the review and approval of the Commissioner of Planning, Design and Development, and the Toronto and Region Conservation Authority a detailed landscape plan for all valleyland components of the plan, including the required 5-metre valleyland buffer area. In this regard, the applicant will be responsible to pay for all landscaping for development of the valleyland.
- E) Prior to the issuance of site plan approval, the applicant shall convey the Storm Water Management Pond (SWMP) in a condition that is to the satisfaction of the City. In this regard, the applicant shall also agree that the SWMP shall not be credited as parkland for determining the parkland dedication requirements for the subject plan.
- F) Prior to the issuance of site plan approval, the applicant shall submit a planting plan for the Storm Water Management Pond (SWMP) to the satisfaction of the Commissioner of Planning, Design and Development.

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- G) Prior to the issuance of site plan approval, all traffic improvements recommended by the Boundary Area Transportation Short-Term Study (BATS) report, as prepared by iTRANS and approved May 2003, and the Candevcon Limited Traffic Study, approved March 11, 2005, as these pertain to the subject site, shall be implemented to the satisfaction of the Commissioner of Planning, Design and Development and the Region of Peel.
- H) Prior to the issuance of site plan approval, a 6.0 metre wide Gateway Feature Block at the Regional Road 107 and Regional Road 50 intersection shall be gratuitously conveyed to the City, in a condition satisfactory to the City. In this regard, the applicant shall also agree that this Block shall not be credited as parkland for the purpose of determining the parkland requirements for the subject plan.
- I) Prior to the issuance of site plan approval a 1.0 metre wide Minor Gateway Feature Block at The Gore Road and Highway 107 intersection shall be gratuitously conveyed to the City, in a condition satisfactory to the City and at no cost to the City in accordance with Brampton's Gateway Beautification Program and the Bram East Area "B" Design Guidelines. In this regard, the applicant shall also agree that this Block shall not be credited as parkland for the purpose of determining the parkland requirements for the subject plan.
- J) The applicant shall design and construct at their expense, a Gateway Feature in accordance with the Bram East Area "B" Design Guidelines, the City's Flower City Strategy and the Gateway Beautification Program at The Gore Road and Highway 107 intersection. The Gateway Feature will be provided in advance of site plan approval, or appropriate financial securities will be provided to the City.
- K) Prior to the issuance of site plan approval, arrangements to the satisfaction of the City shall be made to construct a 3-metre wide pathway (Class 1 off-road path), having appropriate connections and signage for the entirety of the subject lands.

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- L) The applicant shall implement an approved addendum to the “Detailed Design Guidelines” for the Bram East Community Area ‘B’, as prepared by The MBTW Group and Watchorn Architect Inc., dated May 2001. This shall include by not be limited to the provision of appropriate building architecture, landscape treatments and other arrangements to accommodate the consolidation of street accessories such as newspaper boxes, mail boxes, utility boxes to the satisfaction of the City. In this regard, minor revisions to the plan may be necessary to provide sufficient space for such features.
- M) The applicant shall pay all applicable Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
- N) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- O) Prior to site plan approval the applicant shall pay 2% cash-in-lieu of parkland dedication in accordance with City policy and the Planning Act.
- P) Prior to site plan approval the applicant shall carry out an archaeological assessment of the subject site and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Citizenship, Culture and Recreation confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- Q) Prior to site plan approval the applicant shall gratuitously convey part of the subject lands, as required by the City and Region, for the purposes of widening Regional Road 50, Regional Road 107 and The Gore Road to their ultimate widths, to provide daylight triangles at the intersections of Regional Road 50 and Regional Road 107, and The Gore Road and Regional Road 107, and to provide 0.3 metre reserves behind the property line along the arterial road frontages. All conveyances are to be free and clear of encumbrances.

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- R) The applicant shall agree to clear litter from the site at least twice weekly.
- S) Prior to the issuance of a building permit, the application shall make satisfactory arrangements with the Region of Peel for on-site waste collection through a private waste hauler.
- T) The applicant will provide one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to street line, to the satisfaction of Bell Canada.
- U) The applicant will satisfy the following requirements of Canada Post:
- The applicant will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
 - The owner agrees to provide the following for each community mailbox site and include these requirements on appropriate servicing plans:
 - An appropriate sized sidewalk section (concrete pad), as per Canada Post specifications to place the Community Mailboxes on.
 - Any required curb depressions for wheelchair access
 - The owner further agrees to determine and provide a suitable temporary community mailbox location to be “fit up” prior to first occupancy, which may be utilized by Canada Post until the above mentioned criteria is completed at the permanent community mailbox site locations. This will enable Canada Post to provide mail service to new businesses as soon as units are occupied.
 - The applicant shall make satisfactory arrangements to supply, install and maintain a central mail facility for any office or commercial buildings with a common indoor area.
10. That staff investigate the possibility of a second walking trail on the west side of the valley for pedestrian access.

Carried

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E. Development Team Reports

- E 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated April 18, 2005 re: **Recommendation Report - Request to Amend the Central Area Community Improvement Plan - Façade Improvement Program** (File P75 CE).

Staff was requested to amend statements on Pages E1-5 of the staff report to read as follows:

“ Two members of the public requested a presentation”

“ Mr. Andrew DeGroot stated that he represents the residents of Wards 1 and 5”

Reference was made with respect to the delegations who were present at the Public Meeting for the subject report on April 4, 2005. Discussion followed on delegations who appear at Council and Committee Meetings who claim to be representing residents of the neighbourhood and a possible amendment to the City's Procedure By-law to make it mandatory that such delegations provide a list of names of the residents on whose behalf they are speaking.

A motion was introduced to approve the staff recommendation as amended to add the following:

“That the Legal Services Department be directed to draft for Council approval, an amendment to Section 4.5, Subsection 7 of the Procedure By-law, or a more appropriate location in the Procedure By-law, which would require all delegations at Committee and Council, to provide a list of individuals/organizations, complete with addresses they claim to be representing, consistent with the requirements for all petitions to Council”.

- PDD084-2005 1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated April 18, 2005, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **Recommendation Report - Request to Amend the Central Area Community Improvement Plan - Façade Improvement Program** (File P75 CE) be received; and,
2. That amending Section 6.2.2(3) of the Community Improvement Plan as discussed on page 4 of the subject report to extend the expiry date of the program to April 23, 2006 be endorsed; and

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3. That the Ministry of Municipal Affairs and Housing be requested to approve the amendment to Section 6.2.2(3) of the Community Improvement Plan as presented on page 4 of the subject report;
4. That the City Clerk be requested to forward a copy of this report and Council resolution to the Municipal Services Office, Central Region, of the Ministry of Municipal Affairs and Housing.
5. That the Legal Services Department be directed to initiate the process to amend Section 4.5, Subsection 7 of the Procedure By-law, or a more appropriate location in the Procedure By-law, which would require all delegations at Committee and Council, to provide a list of individuals/ organizations, complete with addresses they claim to be representing, consistent with the requirements for all petitions to Council.

Carried

- E 2. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated April 7, 2005, re: **Recommendation Report – Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – WMF Morrissey Ltd. – Iplan Corporation – North of Regional Road 107 between The Gore Road and Regional Road 50 - Ward 10** (File C10E4.2).

Dealt with under Delegation E2, Recommendation PDD083-2005

F. Committee of Adjustment Reports

- F 1. Report from P. Snape, Manager of Development Services and G. Charles, Development Planner, Planning, Design and Development, dated April 18, 2005, re: **Recommendation Report - Appeal of Committee of Adjustment Approval of Minor Variance Applications A036/05 and A037/05 – Sandhu Investment Holdings Ltd., Sarabjit Basran – 2565 Steeles Avenue East and 2575 Steeles Avenue East – Ward 8** (Files A036/05 and A037/05).

Discussion took place and staff responded to questions with respect to the types of uses that are allowed at the subject site, whether any similar illegal uses have been allowed by the Committee of Adjustment in the past, and what action is taken by staff when an illegal use is discovered.

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A motion was introduced to approve the staff recommendation as amended as follows:

“That staff of the Planning Design and Department be directed to prepare a report on the status of minor variance applications that have been processed from 2004 to the present time indicating which applications were not supported by staff.”

- PDD085-2005
1. That the report from P. Snape, Manager of Development Services and G. Charles, Development Planner, Planning, Design and Development, dated April 18, 2005, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re:
Recommendation Report - Appeal of Committee of Adjustment Approval of Minor Variance Applications A036/05 and A037/05 – Sandhu Investment Holdings Ltd., Sarabjit Basran – 2565 Steeles Avenue East and 2575 Steeles Avenue East – Ward 8 (Files A036/05 and A037/05) be received; and
 2. That staff be directed to attend the Ontario Municipal Board hearing, if necessary, in support of staff’s position with respect to the application.
 3. That staff of the Planning Design and Department be directed to prepare a report on the status of minor variance applications that have been processed from 2004 to the present time indicating which applications were not supported by staff.

Carried

G. Policy Planning Reports

- G 1. Report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated April 6, 2005, re: **Information Report – City of Brampton Response to the Recommendations of the Credit River Alliance (OPA 194)** (File N42 CV). (See Delegation D1).

Dealt with under Delegation E1, Recommendation PDD082-2005

- * G 2. Report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated April 6, 2005, re: **Information Report – Town of Caledon Official Plan Amendment 194 – Snell’s Hollow Secondary Plan** (File G70 CA).

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- PDD086-2005
1. That the report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated April 6, 2005, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **Information Report – Town of Caledon Official Plan Amendment 194 – Snell’s Hollow Secondary Plan** (File G70 CA) be received; and
 2. That the Town of Caledon’s Official Plan Amendment 194 – Snell’s Hollow Secondary Plan appended to the staff report as Appendix A be supported; and
 3. That the Town of Caledon be requested to address the City of Brampton’s concerns related to the coordination of intersection improvements along the border of the City of Brampton and the Town of Caledon, through the plan of subdivision process, by adding a draft plan condition stating that all required intersection improvements will be completed prior to the registration of the proposed 294 lot residential subdivision; and
 4. That the City Clerk be directed to circulate a copy of the subject staff report to the Town of Caledon and the Region of Peel.

Carried

- G 3. Report from D. Waters, Manager, Land Use Policy, C. Lo, Policy Planner, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated April 8, 2005, re: **Information Report – Brampton Official Plan Review Cultural Heritage Discussion Paper** (File P25 OV).

Ms. C. Lo, Policy Planner, advised that the subject report establishes goals, objectives and policies to guide the overall physical development of the City for the next 20 –30 years. She gave a presentation highlighting the following:

- Scope of the Brampton Official Review includes:
 - new growth forecasts
 - environmental/open space
 - cultural heritage
- Purpose of Discussion Paper
- Need for reviewing Official Plan’s Cultural Heritage Policies
- Cultural Heritage Discussion Paper
- Summary of Proposed Policy Changes

Ms. Lo advised that the next steps include a workshop session which will be scheduled in May/June 2005 to receive comments from the public and stakeholder groups and to report back to Committee in July 2005.

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Committee was advised that all Members of Council will be informed of the workshop to be scheduled in May/June.

- PDD087-2005
1. That the report from D. Waters, Manager, Land Use Policy, C. Lo, Policy Planner, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated April 8, 2005, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **Information Report – Brampton Official Plan Review Cultural Heritage Discussion Paper** (File P25 OV) be received; and,
 2. That staff be authorized to release the “Brampton Official Plan Review Cultural Heritage Discussion Paper” for public consultation and that the City consult with the Brampton heritage community and relevant stakeholder groups through a workshop session to receive comments on the Discussion Paper before proceeding to revise the Official Plan; and,
 3. That staff be directed to report back to Planning, Design and Development Committee with results of the consultation, and final recommendations on changes to the cultural heritage section of the Brampton Official Plan; and,
 4. That the City Clerk be directed to forward a copy of the staff report and Council resolution to the Region of Peel, York and Halton, the City of Toronto, and to the area municipalities of Mississauga, Caledon, and Vaughan for their information.

Carried

- * G 4. Report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated March 31, 2005, re: **City of Brampton Response - Draft Growth Plan for the Greater Golden Horseshoe “Places to Grow: Better Choices, Brighter Future”** (File P04 PA).

- PDD088-2005
1. That the report from D. Waters, Manager, Land Use Policy and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated March 31, 2005, to the Planning, Design and Development Committee Meeting dated April 18, 2005, re: **City of Brampton Response - Draft Growth Plan for the Greater Golden Horseshoe “Places to Grow: Better Choices, Brighter Future”** (File P04 PA) be received; and,.

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2. That the detailed responses and recommendations to the “Draft Growth Plan for the Greater Golden Horseshoe” as outlined in Part II of the subject staff report and summarized in Appendix A be endorsed; and
3. That the Province be requested to include a grandfathering/exemption clause in Bill 136 to reflect municipal planning processes that are substantially complete such as the North West Brampton urban boundary review which is being undertaken in accordance with local and regional policies regarding urban boundary expansions; and
4. That staff be requested to report to Planning Design and Development Committee on the planning implications of the new Provincial Policy Statement on Brampton’s planning program, including the Bram West Secondary Plan review before staff proceed to Council with a recommended land use plan; and
5. That a copy of the subject report be circulated to the Region of Peel and the local area municipalities of Mississauga and Caledon and the Association of Municipalities of Ontario for their information; and,
6. That the Ministry of Public Infrastructure Renewal be advised that the City of Brampton wishes to participate in any further working groups and stakeholder meetings regarding the Growth Plan and related matters.

Carried

H. Building and Zoning Reports - nil

I. Community Design - Parks Planning and Development Reports - nil

J. Engineering and Development Services Reports - nil

K. Minutes - nil

L. Other/New Business/Unfinished Business

L 1. Monthly Update – Status of Highway 410 Extension - nil

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M. Referred Matters

*** M 1. List of Referred Reports – Planning, Design And Development Committee**

PDD089-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of April 18, 2005 (File P45GE) be received.

N. Deferred Matters - nil

O. Correspondence

*** O 1. Correspondence from Ms. Ann Logan, Chair, Ontario Genealogical Society, Halton-Peel Branch, dated March 30, 2005, re: **Damage to Harrison Hewgill Pioneer Cemetery** (File G33).**

PDD090-2005 That the correspondence from Ms. Ann Logan, Chair, Ontario Genealogical Society, Halton-Peel Branch, dated March 30, 2005, to the Planning, Design and Development Committee Meeting of April 18, 2005, re: **Damage to Harrison Hewgill Pioneer Cemetery** (File G33) be received.

Carried

P. Question Period - nil

Q. Public Question Period - nil

R. Closed Session - nil

S. Adjournment

PDD091-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, May 2, 2005 at 7:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

May 2, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8

Member Absent: Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice Chair**) (illness)
Regional Councillor S. DiMarco – Wards 3 and 4 (vacation)
Regional Councillor G. Miles – Wards 7 and 8 (other municipal business)
City Councillor G. Manning – Wards 9 and 10

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
R. Bino, Director of Engineering and Development Services
K. Walsh, Director of Community Design, Park Planning and
Development
D. Kraszewski, Manager of Development Services
A. Smith, Manager, Growth Management and Special Policy
K. Ash, Manager of Development Services
G. Charles, Development Planner

Legal Services Department
C. Viinberg, Legal Counsel

Management and Administrative Services Department
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:06 p.m., and adjourned at 8:20 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD092-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD093-2005	Information Report - Proposed Draft Plan of Residential Subdivision and Applications to Amend the Official Plan and Zoning By-Law – Ted Chlebowski & Associates (1530429 Ontario Limited) – North side of Steeles Avenue West, East of the future Northerly Extension of Financial Drive - Ward 6
D2. PDD094-2005	Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Weston Consulting Group Inc. - Kingsgrove Property (Brampton) Ltd. – West of McLaughlin Road, South of Wanless Drive - Ward 6 (File C2W15.11)
D3. PDD095-2005	Information Report - Application to Amend the Official Plan and Zoning By-Law – Royal Canadian Legion/Norton Lake Seniors Complex– South side of Queen Street East, Between Highway 410 and Dixie Road - Ward 3 (File C3E5.19)
D4. PDD096-2005	Information Report - Application to Amend the Zoning By-Law – Habitat For Humanity – North-east of the Intersection of Queen Street East and Dixie Road - Ward 8 (File C4E6.25)
E1. PDD097-2005	Progress Report - Peel Advisory Working Group on Older Adults Housing.
F1. PDD098-2005	Recommendation Report - Application to Amend the Zoning By-Law – Riepma Consultants Inc. – 1349883 Ontario Limited - Steeles Avenue East at Gorewood Drive - Ward 10 (File C8E1.15)
F2. PDD099-2005	Recommendation Report - Application to Remove a Holding (H) Provision – 164504 Ontario Inc. – North East Corner Rutherford Road and Wikander Way - Ward 1 (File C2E9.11)

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G1.	PDD100-2005	Information and Recommendation Report - Committee of Adjustment 2004 - Activity and Issues (File G31).
G2.	PDD101-2005	Committee of Adjustment – Activity Report – 2004
H.		Policy Planning Reports
I1.	PDD102-2005	Applications for Permits to Demolish Residential Properties – 2397 and 2289 Countryside Drive – Ward 9 (File G33 LA).
I2.	PDD103-2005	Application for a Permit to Demolish a Residential Property – 9593 Creditview Road – Ward 6 (File G33 LA)
I3.	PDD104-2005	Building Division Quarterly Report – January to March 31, 2005 (File B11)
J.		Community Design - Parks Planning and Development Reports
K.		Engineering and Development Services Reports
L1.	PDD105-2005	Minutes – Brampton Heritage Board – April 19, 2005
M.		Other/New Business/Unfinished Business
M1.		Monthly Update – Status of Highway 410 Extension
N1.	PDD106-2005	List of Referred Matters - Planning, Design and Development Committee
O.		Deferred Matters
P.		Correspondence
Q.		Question Period
R.		Public Question Period
S.		Closed Session
T.	PDD107-2005	Adjournment

City Councillor Gibson, Chair

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A. Approval of the Agenda

PDD092-2005 That the agenda for the Planning, Design and Development Committee Meeting dated May 2, 2005, be approved as printed:

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F2, G1, G2, I1, I2, I3, N1)

D. Public Meeting Reports

- D 1. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated April 19, 2005, re: **Information Report - Proposed Draft Plan of Residential Subdivision and Applications to Amend the Official Plan and Zoning By-Law – Ted Chlebowski & Associates (1530429 Ontario Limited) – North side of Steeles Avenue West, East of the future Northerly Extension of Financial Drive - Ward 6** (File C4W1.10)

No members of the public indicated that they wished to address Committee regarding this item.

- PDD093-2005 1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated April 19, 2005, to the Planning, Design and Development Committee Meeting of April 18, 2005, re: **Information Report - Proposed Draft Plan of Residential Subdivision and Applications to Amend the Official Plan and Zoning By-Law – Ted Chlebowski & Associates (1530429 Ontario Limited) – North side of Steeles Avenue West, East of the future Northerly Extension of Financial Drive - Ward 6** (File C4W1.10) be received; and

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2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application, a comprehensive evaluation of the proposal and a final decision by City Council as to the merits of the application in the context of the Growth Management transition and implementation strategy recommending applications that could be eligible for draft plan approval in 2005.

Carried

- D 2. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated March 16, 2005, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Weston Consulting Group Inc. - Kingsgrove Property (Brampton) Ltd. – West of McLaughlin Road, South of Wanless Drive - Ward 6** (File C2W15.11).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD094-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated March 16, 2005, to the Planning, Design and Development Committee Meeting of April 18, 2005, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Weston Consulting Group Inc. - Kingsgrove Property (Brampton) Ltd. – West of McLaughlin Road, South of Wanless Drive - Ward 6** (File C2W15.11) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated May 2, 2005, re: **Information Report - Application to Amend the Official Plan and Zoning By-**

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Law – Royal Canadian Legion/Norton Lake Seniors Complex– South side of Queen Street East, Between Highway 410 and Dixie Road - Ward 3 (File C3E5.19).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD095-2005
1. That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated May 2, 2005, to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Information Report - Application to Amend the Official Plan and Zoning By-Law – Royal Canadian Legion/Norton Lake Seniors Complex– South side of Queen Street East, Between Highway 410 and Dixie Road - Ward 3 (File C3E5.19)** be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 4. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated May 2, 2005, re: **Information Report - Application to Amend the Zoning By-Law – Habitat For Humanity – North-east of the Intersection of Queen Street East and Dixie Road - Ward 8 (File C4E6.25).**

Members of the public present did not wish to see a presentation of the proposal to develop three townhouse dwelling units at the subject location.

Mr. Frank Monteith, 7 Hoskins Square, Brampton, comments and concerns:

- ownership and future plans of the subject lands
- a previous request of the area residents that the lands be a parkette
- his position that notice to the residents regarding the subject proposal was insufficient for them to make the necessary arrangement to attend.
- the 30 residents he spoke to are all opposed to the proposal
- his understanding that, for proposals such as this, the Director of Habitat for Humanity would interview area residents and notify them of the proposal before filing an application to the City – that was not done for this proposal

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- concern about the zoning setbacks and the tree that is on the adjacent block
 - concern that there would not be enough space to maneuver a fire truck if there was an emergency
 - concern as to how snowplowing would be handled, a long standing issue for the neighbourhood
 - belief that there are technical and ethical issues with this proposal
- He urged Committee to reconsider the application.

Mr. Bill Virgin, 7 Hetherington Place, Brampton, advised that he supports what Habitat for Humanity does but had some concerns regarding this specific proposal. He provided Committee with a copy of an email dated April 30, 2005, that was sent to Mr. Gabe Charles, Development Planner, listing his concerns as follows:

- putting three townhouses at the subject site will add to the already crowded area
- the impact on the children who use the site as a play area - he suggested that the site be converted into a park for the children
- impact on property values and privacy
- concern that the townhouses will block the sunlight, and a suggestion that bungalows would be more compatible
- a more appropriate site for this proposal would be at the corner of Dixie Road and Howden Boulevard.

Mr. Davindra Mangat, 11 Hazelwood Court, Brampton, expressed concern that

- the area is already densely populated and three additional townhouses would add to the density
- the proposed development will take away the space which is used by the community for parking
- the children will have no place to play that is close to their homes.

Staff advised that the issues regarding the ownership of the property and what has transpired over the years will be reviewed and the delegation will be advised accordingly. Staff also confirmed that all other issues raised at this meeting will be addressed in the recommendation report.

- PDD096-2005 1. That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated May 2, 2005, to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Information Report - Application to Amend the Zoning By-Law – Habitat For Humanity – North-east of the Intersection of Queen Street East and Dixie Road - Ward 8** (File C4E6.25) be received; and

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2. That the email from Mr. Bill Virgin, 7 Hetherington Place, Brampton, dated April 30, 2005, submitted to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Application to Amend the Zoning By-Law – Habitat For Humanity – North-east of the Intersection of Queen Street East and Dixie Road - Ward 8** (File C4E6.25) be received; and,
3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

E. Delegations

- E 1. Representatives of the Peel Advisory Working Group on Older Adults Housing, re: **Progress Report - Peel Advisory Working Group on Older Adults Housing**

The following delegations from the Peel Advisory Working Group on Older Adults Housing (AWG):

1. Mr. Neil Prashad, Chair,
2. Mr. Peter Drake, Vice Chair,
3. Mr. Raymond Applebaum, Former Chair, and
4. Ms. Patricia, Chrisjohn, Secretariat Staff

gave a presentation of the subject report and highlighted the following:

- Background and mandate of the group
- Present membership which includes Regional Councillor Di Marco, Regional Councillor Miles and Ohi Izirein, Planning Design and Development
- Accomplishments in First 3-year Term which includes priority setting and development of community linkages
- Highlights from the past year include:
 - streamlining of the membership and committee structure
 - Discussions with municipal staff resulted in new membership from local municipalities planning departments which has enhanced the AWG's ability to address development issues
- New Directions for AWG includes
 - raising awareness of older adults housing issues among builders and developers and the older adult community
 - showcasing in the Toronto Star newspapers flex housing located in Brampton

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- continuing to raise awareness of housing options for older adults through information sessions/displays etc.

The presentation concluded with a request from the delegations for continued support from Council and staff of the City of Brampton, and endorsement of the recommendations made to the provincial Advisory Committee on Seniors Housing.

The delegations responded to questions from Committee with respect to accessibility in seniors' buildings and advised the subject of accessibility will be reviewed and included in their design guidelines.

The following motion was considered:

- PDD097-2005 That the following delegations to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Progress Report - Peel Advisory Working Group on Older Adults Housing:**
1. Mr. Neil Prashad, Chair
 2. Mr. Peter Drake, Vice Chair
 3. Mr. Raymond Applebaum, Former Chair
 4. Ms. Patricia, Chrisjohn, Secretariat Staff, be received.

Carried

F. Development Team Reports

- * F 1. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated April 25, 2005, re: **Recommendation Report - Application to Amend the Zoning By-Law – Riepma Consultants Inc. – 1349883 Ontario Limited - Steeles Avenue East at Gorewood Drive - Ward 10** (File C8E1.15).

- PDD098-2005 1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated April 25, 2005, to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Recommendation Report - Application to Amend the Zoning By-Law – Riepma Consultants Inc. – 1349883 Ontario Limited - Steeles Avenue East at Gorewood Drive - Ward 10** (File C8E1.15) be received; and,

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2. That the subject application be refused; and
3. That staff be directed to attend the May 31, 2005 Ontario Municipal Board hearing to defend the City's decision to refuse this rezoning application.

Carried

- * F 2. Report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated April 14, 2005, re: **Recommendation Report - Application to Remove a Holding (H) Provision – 164504 Ontario Inc. – North East Corner Rutherford Road and Wikander Way - Ward 1** (File C2E9.11).

- PDD099-2005
1. That the report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated April 14, 2005, to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Recommendation Report - Application to Remove a Holding (H) Provision – 164504 Ontario Inc. – North East Corner Rutherford Road and Wikander Way - Ward 1** (File C2E9.11) be received; and
 2. That prior to the enactment of the by-law to remove of the holding (H) provision, the owner shall enter into a development agreement with the City, which shall contain the following:
 - 1) Prior to the issuance of building permits:
 - a. The owner shall submit Grading & Servicing plans for approval by the Works & Transportation Department and the Open Space Design & Construction Division. The approval of detail plans and study will follow the engineering approval protocol.
 - b. The owner shall post securities for engineering works (including lot grading, servicing, retaining wall, and restoration works), landscaping, fencing and noise attenuation works;
 - c. The owner shall pay administration fee for processing the approval of the engineering plans, landscaping plans, and the noise study;

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- d. The owner shall retain an Electrical Consultant to determine the adequacy of the existing street lighting on Wikander Way and provide recommendations for new street light requirements to serve the proposed new development. The owner shall pay a Street Lighting fee for the City's consultant to review the recommendation proposed by the applicant's consultant;
- e. The owner shall pay Fee-in-lieu for water quality treatment in accordance with Fee-in-lieu policy approved by Council;
- f. The owner shall obtain a Road Occupancy permit from the Works & Transportation Department prior to start of any construction works on site.
- g. The owner shall submit a Detailed Noise Study prepared by an acoustical engineer for the City's review and approval. The report must assess the potential noise impact on the proposed residential development and recommend necessary noise attenuation measures to ensure compliance with the applicable noise criteria.
- h. The owner shall submit a site plan providing an option to correct the irregular space created by connection of the existing noise wall of the abutting property to the east and the fence located at the south end of the site (along Block 48). This might include the gratuitous conveyance of land to the City and approval by the Planning, Design & Development Department;
- i. The owner shall agree to conduct a Phase 1 Environmental Site Assessment and a Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment.
- j. The owner shall submit a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the risk assessment together with a copy of the written acknowledgement of its acceptance by the Ministry of the Environment;
- k. The owner shall submit a copy of a Record of Site Condition and confirmation of the filing of the Record of Site Condition in the Environmental Site Registry;

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- l. The owner shall submit a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the City's Chief Building Official that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.
- m. The owner shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy;
- n. The owner shall submit architectural building elevations for approval by the Planning, Design & Development Department. This shall include but not be limited to, single car garages, 3 or more different elevation types, different colours of brick, no cluster of the same home elevation;
- o. The owner shall submit Standard Grading & Servicing plans (to be co-ordinated with the Grading & Servicing plans required by Engineering Development) for approval. The rear lot grading shall maintain 5 metres of flat space, and the grading and drainage issues along rear of properties shall be adjusted such that no additional surcharge is placed on the swale at rear of adjacent properties to the east (Lakelands Development).
- p. The owner shall submit a Standard Landscape (Streetscape) plan (note: street trees along Rutherford Road should be consistent with existing trees already in place and street trees along Wikander Way should be consistent with treatment on west side of street). All other current Streetscape Standards will apply.
- q. The owner shall submit a stamped engineer's details plan for any required/proposed retaining structures (in this regard, the City would prefer that there is no use of any retaining structures);
- r. The owner shall agree to provide a chain link fence between the City of Brampton Parkland and residential properties (Block 39).

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- s. The owner shall pay, if applicable, all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws;
 - t. The owner shall grant, if applicable, easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
 - u. The owner shall make, if applicable, appropriate arrangements with the Region of Peel's Public Works Department with regard to connection to municipal water and sanitary sewer services to service the proposed development.
3. That the application be approved and staff be directed to prepare the appropriate by-law to remove the holding (H) provision for the consideration of City Council.

Carried

G. Committee of Adjustment Reports

- * G 1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated April 14, 2005, re: **Information and Recommendation Report - Committee of Adjustment 2004 - Activity and Issues** (File G31).

- PDD100-2005
- 1. The report from P. Snape, Manager of Development Services, Planning, Design and Development, dated April 14, 2005, to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Information and Recommendation Report - Committee of Adjustment 2004 - Activity and Issues** (File G31).
 - 2. That staff be directed to review the current zoning provisions related to driveways on residential properties (detached, semi-detached and street townhouse dwellings) and report back with recommendations for zoning amendments and to address ongoing concerns related to driveways;
 - 3. That staff be directed to conduct a review (including recommendations made with previous zoning changes for oversized vehicles and recreational vehicles) of the parking of

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large or oversized vehicles (and commercial vehicles) on residential properties and report back with recommendations for appropriate zoning changes;

4. That staff be directed to review the matter of pools on corner lots and determine the appropriateness of the current zoning provisions;
5. That a variance application submission requirement is put in effect for variance applications submitted for lots and blocks on a draft approved plan of subdivision (i.e., plans not yet registered). The requirement is to have one application apply per lot and block on a draft approved plan of subdivision. For plans involving more than 30 lots and blocks to be subject to a particular variance, one application is required for the first ten lots and blocks, with one application applying per lot and block thereafter.

Carried

- * G 2. Report from E. Collie, Secretary- Treasurer, Committee of Adjustment, Management and Administrative Services, dated April 6, 2005, re: **Committee of Adjustment – Activity Report – 2004** (File G31).

PDD101-2005 That the report from E. Collie, Secretary- Treasurer, Committee of Adjustment, Management and Administrative Services, dated April 6, 2005, to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Committee of Adjustment – Activity Report – 2004** (File G31) be received.

Carried

H. Policy Planning Reports - nil

I. Building and Zoning Reports - nil

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated April 20, 2005, re: **Applications for Permits to Demolish Residential Properties – 2397 and 2289 Countryside Drive – Ward 9** (File G33 LA).

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- PDD102-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated April 20, 2005, to the Planning, Design and Development Committee Meeting of May 2, 2005, re: **Applications for Permits to Demolish Residential Properties – 2397 and 2289 Countryside Drive – Ward 9** (File G33 LA) be received; and,
 2. That the applications be approved subject to standard permit conditions.

Carried

- * I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated April 20, 2005, re: **Application for a Permit to Demolish a Residential Property – 9593 Creditview Road – Ward 6** (File G33 LA).

- PDD103-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated April 20, 2005, re: **Application for a Permit to Demolish a Residential Property – 9593 Creditview Road – Ward 6** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

- * I 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated April 18, 2005, re: **Building Division Quarterly Report – January to March 31, 2005** (File B11).

- PDD104-2005
- That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated April 18, 2005, re: **Building Division Quarterly Report – January to March 31, 2005** (File B11) be received.

Carried

J. Community Design - Parks Planning and Development Reports -nil

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K. Engineering and Development Services Reports - nil

L. Minutes

L 1. Brampton Heritage Board Minutes – April 19, 2005.

PDD105-2005 That the **Minutes of the Brampton Heritage Meeting of April 19, 2005**, to the Planning, Design and Development Committee Meeting of May 2, 2005, Recommendations HB039-2005 to HB056-2005 be approved as amended in Clause 4 of Recommendation HB045-2005 to delete the following:

“Therefore Be It Resolved that a request go forward to City Council for an increase in the membership of the Brampton Heritage Board by an additional four (4) members (not including the aforementioned vacancy)”

and substitute therefor:

“That a by-law be passed to amend the composition of the Brampton Heritage Board by an additional four (4) members; and

“That the City Clerk be requested to fill the vacancy created by the resignation of Mr. John Armstrong and the additional four (4) new members for the term ending November 30, 2006 in accordance with the Procedure for Appointment of Citizens to Committees of Council.”

Carried

The recommendations were approved as follows:

HB039-2005 That the agenda for the Brampton Heritage Board Meeting of April 19, 2005 be approved, as amended, as follows:

To defer the following item to the Brampton Heritage Board Meeting of May 17, 2005:

E 2. Delegations from Goldsmith Borgal & Company Heritage Architects, re: **Preliminary Proposal for Redevelopment of the Heritage Administration Building – Former OPP Lands – 15 McLaughlin Road South – Ward 4** (File G33); and,

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To add:

G 3-1. **Minutes of the Heritage Resources Sub-Committee Meeting of April 6, 2005** (File G33); and,

H 8-1. Correspondence from Koji and Lydia Robertson, 133 Main Street South, Brampton, April 19, 2005, re: **Expression of Agreement for Heritage Designation of their Home – “Kirkwood Estate” – 133 Main Street South – Ward 4** (File G33).

HB040-2005 That the **Minutes of the Brampton Heritage Board Meeting of March 15, 2005**, to the Brampton Heritage Board Meeting of April 19, 2005, be received.

- HB041-2005
1. That the delegation of Ms. Leah-Anne Goyeau, Muskoka Street, Brampton, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Proposed Heritage Designation – Heritage Theatre – 86 Main Street North – Ward 1** (File G33) be received; and,
 2. That the information handout from Ms. Goyeau requesting consideration for the heritage designation of the Heritage Theatre and outlining the significance of this property, to the Brampton Heritage Board Meeting of April 19, 2005, be received; and,
 3. That it is the position of the Brampton Heritage Board that the request from Ms. Goyeau for heritage designation of the Heritage Theatre be endorsed; and,
 4. That staff be requested to investigate the possibility of heritage designation of the Heritage Theatre.

HB042-2005 That the **Minutes of the Heritage Resources Sub-Committee Meeting of April 6, 2005** (File G33), to the Brampton Heritage Board Meeting of April 19, 2005, be received.

HB043-2005 That the correspondence from Koji and Lydia Robertson, 133 Main Street South, Brampton, April 19, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Expression of Agreement for Heritage Designation of their Home – “Kirkwood Estate” – 133 Main Street South – Ward 4** (File G33) be received.

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HB044-2005 That the **Minutes of the Churchville Heritage Committee Meeting of April 11, 2005** (File G33CH), to the Brampton Heritage Board Meeting of April 19, 2005, be received; and,

That the Churchville Heritage Committee be requested to amend their April 11, 2005 minutes under heading 4.1 to indicate that the “Brampton Heritage Board considered the matter relating to changing the name of ‘Church Street’ to ‘Amaziah Church Street’ and referred it to staff to investigate the street re-naming process and report their findings to the Churchville Heritage Committee for consideration”.

- HB045-2005
1. That the correspondence from Mr. John Armstrong, Member, Brampton Heritage Board, dated April 6, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Letter of Resignation as a Member of the Brampton Heritage Board due to Relocation** (File G33) be received; and,
 2. That Mr. Armstrong be thanked and recognized for his contributions during his time as a member of the Brampton Heritage Board; and,
 3. That the City Clerk’s Office be directed to fill this vacancy for the term ending November 30, 2006, in accordance with the City’s Procedure for the Appointment of Citizens to Committees of Council; and,
 4. Whereas during consideration of the vacancy created through the resignation of Mr. John Armstrong, the Board expressed an interest in increasing its membership to allow for more members to participate on its sub-committees and ad hoc committees and to assist with the delivery of the City’s heritage program through such means as undertaking research on candidates for inclusion in the City of Brampton Inventory of Heritage Resources and for heritage designation;

That a by-law be passed to amend the composition of the Brampton Heritage Board by an additional four (4) members; and

That the City Clerk be requested to fill the vacancy created by the resignation of Mr. John Armstrong and the additional four (4) new members for the term ending November 30, 2006 in accordance with the Procedure for Appointment of Citizens to Committees of Council.

- HB046-2005
1. That the correspondence from Mr. Lynn Barkey, Criterion Development Corporation, dated March 16, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Proposed Relocation of Harrison-Hewgill**

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Farmhouse – 9749 The Gore Road – Ward 10 (File G33) be received; and,

2. That the proposal for relocation of the Harrison-Hewgill Farmhouse outlined in the aforementioned correspondence and presented to the Brampton Heritage Board Meeting of March 15, 2005 be supported in principle, pending review of the formal proposed relocation and restoration plans.

HB047-2005 1. That the e-mail correspondence from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated March 18, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Architectural Conservancy of Ontario/Community Heritage Ontario Joint Conference – April 29, 2005 to May 1, 2005 – Windsor, Ontario** (File G33) be received; and,

2. That Mr. Michael Avis, Board Member, attend this conference on behalf of the Board; and,
3. That Mr. Avis be reimbursed for expenses related to his attendance at this conference in accordance with applicable City policies; and,
4. That Mr. Avis provide a report on this conference at a future Board Meeting.

HB048-2005 That the correspondence from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated March 18, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Letter of Authority from the Director of Real Property Registration Branch, Ministry of Consumer and Business Services – Waiving of Fees at the Land Registry Offices** (File G33) be received.

HB049-2005 1. That the correspondence from Ms. Elizabeth Giesbrecht, Dedication Coordinator, St. Andrew's Presbyterian Church, dated April 1, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Invitation for a representative of the Brampton Heritage Board to attend Dedication Ceremony – St. Andrew's Presbyterian Church – 44 Church Street East – Ward 1** (File G33) be received; and,

2. That City Councillor John Hutton represent the Brampton Heritage Board at this Dedication Ceremony.

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- HB050-2005 1. That the correspondence from Ms. Maureen Couse, Curatorial Assistant, Peel Heritage Complex, Region of Peel, dated April 11, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Brampton Heritage Board Participation in the Peel Heritage Complex – Annual Walk for the Art of It Event – Saturday, June 18, 2005** (File G33) be received; and,
2. That the following Board Members participate in the 2005 Walk for the Art of It event on behalf of the Brampton Heritage Board:
- Ms. Lynda Voegtler, Co-Chair
 - Mr. Michael Avis
 - Mr. Steve Collie
 - Ms. Sharron Peet
 - Mr. Paul Willoughby
- HB051-2005 That the correspondence from Maureen Couse, Curatorial Assistant, Peel Heritage Complex, Region of Peel, received April 13, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Proposed Brampton Heritage Board Downtown Walking Tours** (File G33) be **referred** to the Brampton Heritage Board Outreach and Marketing Sub-Committee for review and a report back to the Board.
- HB052-2005 That the copy of correspondence from Ms. Terri Brenton, Legislative Coordinator, Management and Administrative Services, to Mr. Keith Ward, Commissioner of Housing and Property and General Manager of Peel Living, Region of Peel, dated March 23, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **John Street Apartment Complex** (File C1E5.51/G33) be received.
- HB053-2005 That, as considered at the Brampton Heritage Board Meeting of April 19, 2005, City Councillor John Hutton investigate the costs and registration requirements related to the Board's potential participation in the Flower City Parade to be held on Saturday, June 18, 2005.
- HB054-2005 1. That the memorandum from Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated April 14, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Proposed Proactive Strategy to Ensure Heritage Designation of all Category A Heritage Resources** (File G33) be received; and,

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2. That the development of a proactive strategy to ensure heritage designation of all Category A heritage resources, outlined in the aforementioned memorandum, be endorsed.

HB055-2005 1. That the memorandum from Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated April 14, 2005, to the Brampton Heritage Board Meeting of April 19, 2005, re: **Heritage Designation Project for all Heritage Cemeteries in Brampton** (File G33) be received; and,

2. That the proposal for heritage designation of all heritage cemeteries in Brampton, outlined in the aforementioned memorandum, be endorsed; and,

3. That staff be directed to investigate and prepare heritage designation reports for all cemeteries in the City of Brampton that exhibit cultural heritage value, in consultation with City Cemetery staff, landowners and other parties as appropriate.

HB056-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 17, 2005 at 7:00 p.m., or at the call of the Chair.

M. Other/New Business/Unfinished Business

M 1. **Monthly Update – Status of Highway 410 Extension - nil**

N. Referred Matters

- * N 1. **List of Referred Matters – Planning, Design And Development Committee.**

PDD106-2005 That the **List of Referred Matters – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of May 2, 2005 (File P45GE) be received.

Carried

O. Deferred Matters - nil

P. Correspondence - nil

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Q. Question Period

Q 1. In response to a question of Regional Councillor Moore, Mr. J. Corbett, Commissioner of Planning, Design and Development, confirmed that, in future, reports to Committee regarding Public Meetings, would include a map identifying the area to which notice was sent.

R. Public Question Period - nil

S. Closed Session - nil

T. Adjournment

PDD107-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, May 16, 2005 at 1:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

May 16, 2005

- Chair:** City Councillor G. Gibson – Wards 1 and 5
Vice Chair: Regional Councillor P. Palleschi - Wards 2 and 6
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10 (arrived at 1:30 p.m.)
- Members Absent:** Regional Councillor S. DiMarco – Wards 3 and 4 (other municipal business)
- Staff Present:**
- Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
R. Bino, Director of Engineering and Development Services
K. Walsh, Director of Community Design, Park Planning and Development
D. Kraszewski, Manager of Development Services
D. Waters, Manager, Land Use Policy
T. Buonpensiero, Policy Planner
P. Cooper, Central Area Planner
- Legal Services Department**
M. Kitagawa, Legal Counsel
- Management and Administrative Services Department**
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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Planning, Design and Development Committee

The meeting was called to order at 1:12 p.m., and adjourned at 3:20 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD108-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD109-2005	Bram West Secondary Plan Review (See Item G4).
E1. PDD110-2005	Recommendation Report - Application to Amend the Zoning By-Law - Korsiak and Company Limited (Mattamy (West Humber) Limited) - South side of Castlemore Road, West of Goreway Drive - Ward 10 (File C7E10.3(C)).
E2. PDD111-2005	Recommendation Report – An Appeal to the Ontario Municipal Board of the City Decision to Amend the Official Plan – Sithe Canadian Pipelines Ltd. – (on behalf of Sandringham Wellington Community Management Inc.) - East of Torbram Road, and South of Sandalwood Parkway – Ward 10 (File C6E12.10).
F.	Committee of Adjustment Reports
G1. PDD112-2005	Highway 427 Extension – Draft EA Terms of Reference Report (File T17-H1)
G2. PDD113-2005	Information Report - City of Brampton Official Plan Review - Environment and Open Space Discussion Paper (File P25 OV)
G3. PDD114-2005	Status Report - Request to Amend the Central Area Community Improvement Plan – Proposed Façade Grant Program (File P75 CE).
G4. PDD109-2005	Information Report – Bram West Secondary Plan Review (File P26 S40) (See Delegation D1).
H.	Building and Zoning Reports
I.	Community Design - Parks Planning and Development Reports

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- J. Engineering and Development Services Reports**
- K. Minutes**
- L1. Monthly Update – Status of Highway 410 Extension**
- M1. PDD115-2005 List of Referred Reports - Planning, Design and Development Committee**
- N. Deferred Matters**
- O1. PDD116-2005 Places to Grow: Better Choices, Brighter Future - Draft Growth Plan for the Greater Golden Horseshoe” – Ontario Ministry of Public Infrastructure Renewal – February 2005**
- O2. PDD117-2005 Draft Growth Plan for the Greater Golden Horseshoe February 2005**
- P. Question Period**
- Q. Public Question Period**
- R. Closed Session**
- S. PDD118-2005 Adjournment**

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD108-2005 That the agenda for the Planning, Design and Development Committee Meeting dated May 16, 2005, be amended to add the following:

- D 1. Mr. Haydn Matthews, Great Gulf Group of Companies, re:
 Information Report – Bram West Secondary Plan Review (File P26 S40) (See Item G4).

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E 2, G1, M1, O1, O2)

D. Delegations

- D 1. Mr. Haydn Matthews, Great Gulf Group of Companies, re: **Bram West Secondary Plan Review** (File P26 S40) (See Item G4).

Staff circulated the following memos dated May, 16, 2005;

1. Resolutions from the CVC Board of Directors Meeting May 13, 2005.
- 2 Information Report – Bram West Secondary Plan Review – Part of ‘Appendix A’ referred to in the subject report.

Mr. Haydn Matthews, Great Gulf Group of Companies, expressed concerns with respect to the position of Credit Valley Conservation (CVC) on their proposed subwatershed study within the Bram West Secondary Plan as presented to the City. He was concerned about the overall impact of CVC’s proposed wetlands evaluation on the Bram West Secondary Plan Review process. He advised that the issues regarding a more equitable distribution of the school sites are being addressed and requested that their lands do not be designated as special study area.

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Planning, Design and Development Committee

Discussion followed with respect to the position of CVC on their proposed subwatershed study as detailed in the memo circulated by staff requesting that the City update the Gateway West Subwatershed Study. Also discussed were the timelines for the Bram West Parkway Extension and the issue raised by the delegation regarding the designation of his lands as a special study area.

Item G4 was brought forward and dealt with at this time.

A motion was introduced to approve the staff recommendation as amended to refer Clause 2 to the Council Meeting of May 25, 2005, as follows:

That staff review the wording:

“That Credit Valley Conservation be advised that City Council considers the Gateway West Subwatershed Study to be a municipal document and that no update of the subwatershed Study is required unless Council requests a review pursuant to a formal request from the Credit Valley Conservation Executive and that such a review will be undertaken under the jurisdiction of the City of Brampton.”

The following motion was considered:

- PDD109-2005
1. That the report from D. Waters, Manager, Land Use Policy, Planning, Design and Development, dated April 25, 2005, to the Planning, Design and Development Committee Meeting dated May 16, 2005, re: **Bram West Secondary Plan Review** (File P26 S40) be received; and
 2. That the delegation of Mr. Haydn Matthews, Great Gulf Group of Companies, to the Planning, Design and Development Committee Meeting of May 16, 2005, re: **Bram West Secondary Plan Review** (File P26 S40), be received; and
 3. That staff be directed to report back to Planning, Design and Development Committee once the Hemson review of the new Provincial Policy Statement is finalized; and,
 4. That the City Clerk be directed to forward a copy of the subject report to the Region of Peel and Credit Valley Conservation for their information
 5. That the following be referred to the Council Meeting of May 25, 2005 and that the wording be reviewed:

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“That Credit Valley Conservation be advised that City Council considers the Gateway West Subwatershed Study to be a municipal document and that no update of the subwatershed Study is required unless Council requests a review pursuant to a formal request from the Credit Valley Conservation Executive and that such a review will be undertaken under the jurisdiction of the City of Brampton.”

Carried

E. Development Team Reports

- * E.1 Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated April 28, 2005, re: **Application to Amend the Zoning By-Law - Korsiak and Company Limited (Mattamy (West Humber) Limited) - South side of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E10.3(C).

- PDD110-2005 1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated April 28, 2005, to the Planning, Design and Development Committee Meeting dated May 16, 2005, re: **Application to Amend the Zoning By-Law - Korsiak and Company Limited (Mattamy (West Humber) Limited) - South side of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E10.3(C) be received; and
2. That the application be approved, and that staff be directed to prepare the appropriate amendment to the zoning by-law for the approval of City Council that decreases the minimum lot widths of the following lots on the applicant’s phase 2 draft approved subdivision plan as follows:
- Lots 93 to 84, and Lots 96 to 103- from 15.2 m (50 feet) to 13.7 m (45 feet)
Lots 60, 81 and 82- from 17.2 m (56 feet) to 16.6 m (54 feet)
Lot 107- from 17.9 m (58 feet) to 16.9 m (55 feet)
Lots 94 and 95- from 17.2 m (56 feet) to 15.7 m (51 feet)
Lots 69 and 71 from 17.5 m and 17.2 m respectively, to 17.0 m

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3. That prior to the enactment of the zoning by-law, the Trustee shall confirm that the owner has signed the Vales of Castlemore Development Area #2 Cost Sharing Agreement; and
4. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

- * E 2. Report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 6, 2005, re: **An Appeal to the Ontario Municipal Board of the City Decision to Amend the Official Plan – Sithe Canadian Pipelines Ltd. – (on behalf of Sandringham Wellington Community Management Inc.) - East of Torbram Road, and South of Sandalwood Parkway – Ward 10** (File C6E12.10).

- PDD111-2005
1. That the report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 6, 2005, re: **An Appeal to the Ontario Municipal Board of the City Decision to Amend the Official Plan – Sithe Canadian Pipelines Ltd. – (on behalf of Sandringham Wellington Community Management Inc.) - East of Torbram Road, and South of Sandalwood Parkway – Ward 10** (File C6E12.10) be received; and,
 2. That staff be directed to make appropriate representation at the Ontario Municipal Board in support of the subject application; and
 3. That actions of the Commissioner of Planning, Design and Development, and the City Solicitor with respect to representing the City's interests in preparing for the Ontario Municipal Board hearing, as outlined in the staff report, be approved.

Carried

F. Committee of Adjustment Reports - nil

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Planning, Design and Development Committee

G. Policy Planning Reports

- * G 1. Report from A. Smith, Manager, Growth Management and Special Policy and K. Chawla, Policy Planner, Planning, Design and Development, dated April 30, 2005, re: **Highway 427 Extension – Draft EA Terms of Reference Report** (File T17-H1).

- PDD112-2005
1. That the report from A. Smith, Manager, Growth Management and Special Policy and K. Chawla, Policy Planner, Planning, Design and Development, dated April 30, 2005, to the Planning, Design and Development Committee Meeting dated May 16, 2005, re: **Highway 427 Extension – Draft EA Terms of Reference Report** (File T17-H1) be received; and
 2. That the plans of the Province of Ontario for moving forward with planning for the extension of Highway 427 to serve the designated growth area including the planned employment areas of Brampton & Vaughan which will be critical to continued economic growth in Peel and York Region and provide job opportunities for the population in these Regions, be supported; and
 3. That the Draft Environmental Assessment Terms of Reference formulated by MTO towards initiating an Environment Assessment study for the Extension of 427 Transportation Corridor, be endorsed, subject to the following clarifications/confirmation:
 - a) That the proposed EA would consider all possible terminus options south of Oak Ridges Moraine and Green Belt Protection Area including Major Mackenzie and Mayfield Roads. The EA should also not preclude or predetermine planning for future transportation corridors, most importantly those extending to serve the employment areas west of Highway 50 in Brampton.
 - b) That given a transportation solution for Brampton will be required much sooner than the anticipated construction time of 8-10 years, MTO must take simultaneous steps to expedite the EA process as land use planning in the vicinity is in abeyance pending a preferred option.
 - c) Paragraph 4 line 2 of Section 2.3 of the TOR document should be clarified to recognize the significant employment lands designated west of Highway 50 in Brampton.

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4. That City staff continue to provide input to the Province to ensure that the City's network objectives are protected during the finalization of EA Draft Terms of Reference for the proposed extension of Highway 427; and,
5. That staff be directed to prepare a Terms of Reference in consultation with the Region of Peel and Town of Caledon and other concerned municipalities to undertake a transportation planning study to devise the long-term strategy and examine potential East-West connections for protection and to initiate a Brampton consultant selection process in accordance with the available budget approved in the 2005 capital budget.

Which Terms of Reference would broadly include:

- To carry out transportation demand modeling to identify major travel corridors
 - To understand and evaluate the various alternative travel corridors
 - To ascertain the impact of proposed 427 extension on Brampton Road Network
 - To identify the feasible options for east-west arterial connection such that long term transportation network objectives can be protected
 - To consider the implications for the protection of a potential GTA-West Transportation Corridor
 - To maximize economic development opportunities in the Northeast Brampton employment area by establishing and protecting effective arterial connections.
6. That the subject report and the resulting Council resolution be forwarded to the Regions of Peel and York, the City of Vaughan, the Towns of Caledon and King, and the Ministries of Transportation and Public Infrastructure Renewal for their information.

Carried

- G 2. Report from D. Waters, Manager, Land Use Policy, A. Smith, Manager, Growth Management and Special Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated May 5, 2005, re: **City of Brampton Official Plan Review - Environment and Open Space Discussion Paper** (File P25 OV).

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Ms. Tara Buonpensiero, Policy Planner, gave a slide presentation on the “Brampton Official Plan Review - Environment and Open Space Discussion Paper” which highlighted the following:

- Brampton Official Plan Review areas
- Purpose of the Discussion Paper
- Rationale for Policy Review
- Structure of Discussion Paper
- Technical Committee
- Summary of Proposed Policy Changes and Mapping Changes
- Next Steps

Following the presentation staff advised that the subject report and the Discussion Paper will be circulated to the appropriate agencies to advise them of the proposed changes to the environment and open space policies.

- PDD113-2005
1. That the report from D. Waters, Manager, Land Use Policy, A. Smith, Manager, Growth Management and Special Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated May 5, 2005, to the Planning, Design and Development Committee Meeting dated May 16, 2005, re: **City of Brampton Official Plan Review - Environment and Open Space Discussion Paper** (File P25 OV) be received; and
 2. That staff be authorized to release the “Brampton Official Plan Review – Environment and Open Space Discussion Paper” for public consultation to receive comments on the Discussion Paper before proceeding to revise the Official Plan; and,
 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the consultation, and final recommendation on the changes to the environment and open space sections and schedules of the Brampton Official Plan; and,
 4. That the City Clerk be directed to forward a copy of the staff report and Council resolution to the Regions of Peel, York and Halton, the City of Toronto, the area municipalities of Mississauga, Caledon, and Vaughan, Credit Valley Conservation and the Toronto and Region Conservation.

Carried

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- G 3. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated April 28, 2005 re: **Status Report - Request to Amend the Central Area Community Improvement Plan – Proposed Façade Grant Program** (File P75 CE).

Discussion took place on the façade loan program with the possibility of increasing the loan amount beyond the currently approved limit of \$10,000 per property and the implementation of guidelines to award the loan amount based on a percentage of the building façade frontage.

A motion was introduced to approve the staff recommendation as amended to amend Clause 2 to read as follows:

“That a public meeting be held on June 6, 2005 with respect to the current Façade Loan Program in Downtown Brampton in accordance with the City Council procedures, to seek input which would form a recommendation to Council for proposed amendments to Façade Loan Program;

“That notice of the public meeting be given by prepaid first class mail to all persons assessed in respect of lands fronting on the east side of Main Street North and the north side of Queen Street East, backing onto the Brampton Performing Arts Centre as shown on the last revised assessment roll and by public notification in the Brampton Guardian.”

The following motion was considered:

- PDD114-2005
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated April 28, 2005 to the Planning, Design and Development Committee Meeting dated May 16, 2005, re: **Status Report - Request to Amend the Central Area Community Improvement Plan – Proposed Façade Grant Program** (File P75 CE) be received; and
 2. That a public meeting be held on June 6, 2005 with respect to the current Façade Loan Program in Downtown Brampton in accordance with the City Council procedures, to seek input which would form a recommendation to Council for proposed amendments to Façade Loan Program;

That notice of the public meeting be given by prepaid first class mail to all persons assessed in respect of lands fronting on the east

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side of Main Street North and the north side of Queen Street East, backing onto the Brampton Performing Arts Centre as shown on the last revised assessment roll and by public notification in the Brampton Guardian;

3. That staff be directed to report back to Planning, Design and Development Committee with the results of the public meeting and a final recommendation.

Carried

- * G 4. Report from D. Waters, Manager, Land Use Policy, Planning, Design and Development, dated April 25, 2005, re: **Bram West Secondary Plan Review** (File P26 S40).

Dealt with under Delegation D1, Recommendation PDD109-2005

H. Building and Zoning Reports - nil

I. Community Design - Parks Planning and Development Reports - nil

J. Engineering and Development Services Reports - nil

K. Minutes - nil

L. Other/New Business/Unfinished Business

L 1. Monthly Update – Status of Highway 410 Extension - nil

M. Referred Matters

- * M 1. List of Referred Reports – Planning, Design And Development Committee

PDD115-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of May 16, 2005 (File P45GE) be received.

Carried

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N. Deferred Matters - nil

O. Correspondence

- * O 1. Correspondence from the City of Vaughan, dated April 15, 2005, re: **“Places to Grow: Better Choices, Brighter Future - Draft Growth Plan for the Greater Golden Horseshoe” – Ontario Ministry of Public Infrastructure Renewal – February 2005.**

PDD116-2005 That the correspondence from the City of Vaughan, dated April 15, 2005, to the Planning, Design and Development Committee Meeting dated May 16, 2005, re: **“Places to Grow: Better Choices, Brighter Future - Draft Growth Plan for the Greater Golden Horseshoe” – Ontario Ministry of Public Infrastructure Renewal – February 2005** be received.

Carried

- * O 2. Correspondence from the Regional Municipality of York, dated April 27, 2005, re: **Draft Growth Plan for the Greater Golden Horseshoe February 2005**

PDD117-2005 That the correspondence from the Regional Municipality of York, dated April 27, 2005, to the Planning, Design and Development Committee Meeting dated May 16, 2005, re: **Draft Growth Plan for the Greater Golden Horseshoe February 2005** be received.

Carried

P. Question Period - nil

Q. Public Question Period - nil

R. Closed Session - nil

S. Adjournment

PDD118-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, June 6, 2005 at 7:00 p.m. or at the call of the Chair.

Carried



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

June 6, 2005

- Chair:** City Councillor G. Gibson – Wards 1 and 5
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor G. Miles – Wards 7 and 8 (left at 9:45 p.m.)
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10
- Member Absent:** Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice Chair**) (illness)
Regional Councillor S. DiMarco – Wards 3 and 4 (other municipal business)
- Staff Present:** **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
D. Kraszewski, Manager of Development Services
S. Dewdney, Manager, Open Space Design and Construction
A. Wu, Development Engineer
K. Ash, Manager of Development Services
P. Snape, Manager of Development Services
D. Waters, Manager, Land Use Policy
A. Parsons, Development Planner
M. Gervais, Development Planner
P. Cooper, Central Area Planner
S. Todd, Development Planner
C. Lo, Policy Planner
N. Grady, Development Planner
P. Aldunate, Policy Planner
B. Steiger, Development Planner
R. Nykyforchyn, Development Planner
S. DeMaria, Development Planner
J. Leonard, Heritage Coordinator
- Legal Services Department**
C. Viinberg, Legal Counsel

Committee

Management and Administrative Services Department

L. Mikulich, City Clerk

C. Urquhart, Legislative Coordinator

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The meeting was called to order at 6:54 p.m., moved in to Closed Session at 6:55 p.m., recessed at 7:04 p.m., moved back into Open Session at 7:05 p.m., recessed at 9:09 p.m., reconvened at 9:15 p.m. and adjourned at 9:47 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD119-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD120-2005	Façade Improvement Program - Request to Amend the Central Area Community Improvement Plan (File P75 CE)
D2. PDD121-2005	Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10 (File C7E6.33)
D3. PDD122-2005	Application to Amend the Zoning By-Law and an Amendment to Conditions of Draft Plan Approval and Draft Approved Plan of Subdivision 21T02006B – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway - Ward 10 (File C6E14.2)
D4. PDD123-2005	Application to Amend the Official Plan and Zoning By-Law – 903287 Ontario Limited – Lorelei Jones & Associates – South west corner of Sandalwood Parkway and Torbram Road - Ward 9 (File C5E13.5)
D5. PDD124-2005	Application to Amend the Zoning By-Law - Laurelpark Inc. – South west corner of Castlemore Road and McVean Drive - Ward 10 (File C8E10.10)
D6. PDD125-2005	Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sandringham Place Inc. (Metrus Development Inc.) - Neighbourhood 802 – South east corner of Dixie Road and Countryside Drive - Ward 9 (File C4E15.6)

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- D7. PDD126-2005 Draft Plan of Proposed Subdivision and Application to Amend the Official Plan and Zoning By-Law – Diversified Development Group – East of Hurontario Street and North of Perth Street – Ward 2 (File C1E16.14)**
- E1. PDD127-2005 Delegation - Dewside Public School and Implementing Plans of Subdivision for Hermosa (Neighbourhood 902) Metrus (Neighbourhood 802) and Medallion Developments – South West Corner of Bramalea Road and Countryside Drive - Ward 9 (File C4E15.3) (See Item F2)**
- F1. PDD128-2005 Revised Street Naming Procedures – Criteria and Corporate Policy (File B20ST)**
- F2. PDD127-2005 Dewside Public School and Implementing Plans of Subdivision for Hermosa (Neighbourhood 902) Metrus (Neighbourhood 802) and Medallion Developments – South West Corner of Bramalea Road and Countryside Drive - Ward 9 (File C4E15.3) (See Delegation E1).**
- F3. PDD129-2005 City Initiated Official Plan Amendments – Bram East Secondary Plan (File P26SP 41)**
- F4. PDD130-2005 Proposed Official Plan Amendments – Bram East Secondary Plan – Bram East Landowners Group for the Sub-Area 1 Block Plan (Related Files C10E9.5, C10E9.2, C10E8.11, C10E8.8, and C11E.81).**
- G1. PDD131-2005 Tracking of Built Densities in Brampton Secondary Plan Areas (File C51 GR)**
- G2. PDD132-2005 Brampton Official Plan Review Urban Form/Development Design Discussion Paper (File P25OV UF)**
- G3. PDD133-2005 Cost Sharing Agreement Policies – Heritage Features (File P26S-CG).**
- H. Committee of Adjustment Reports**
- I1. PDD134-2005 Application for a Permit to Demolish a Residential Property – 10845 Clarkway Drive – Ward 10 (File G33 LA).**
- I2. PDD135-2005 Application for a Permit to Demolish a Residential Property – 9406 Clarkway Drive – Ward 10 (File G33 LA).**

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- | | | |
|------------|--|--|
| I3. | PDD136-2005 | Application for a Permit to Demolish a Residential Property – 2923 Steeles Avenue West – Ward 6 (File G33 LA) |
| J. | | Community Design - Parks Planning and Development Reports |
| K. | | Engineering and Development Services Reports |
| L1. | PDD137-2005 | Minutes – Brampton Heritage Board – May 17, 2005 |
| M. | | Other/New Business/Unfinished Business |
| M1. | | Monthly Update – Status of Highway 410 Extension |
| N1. | PDD138-2005 | List of Referred Matters - Planning, Design and Development Committee |
| N2. | PDD139-2005 | Bram West Secondary Plan Review |
| O. | | Deferred Matters |
| P. | | Correspondence |
| Q. | | Question Period |
| R. | | Public Question Period |
| S. | PDD140-2005
PDD141-2005 | Closed Session |
| T. | PDD142-2005 | Adjournment |

City Councillor Gibson, Chair

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Planning, Design and Development Committee

A. Approval of the Agenda

PDD119-2005 That the agenda for the Planning, Design and Development Committee Meeting dated June 6, 2005, be approved as amended to add:

Closed Session Item:

S 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F4, G1, I1, I2, I3, N1, N2)

D. Public Meeting Reports

D 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated May 19, 2005 re: **Façade Improvement Program - Request to Amend the Central Area Community Improvement Plan** (File P75 CE).

Members of the public present requested a presentation of the proposal.

Ms. Pam Cooper, Central Area Planner, gave a presentation and provided an overview of the Façade Improvement Program which offers financial assistance for cost related construction to all non-residential and mixed-use buildings in Downtown Brampton.

Mr. Neil Davis, Chair of Planning Sub Committee, Brampton Downtown Business Association (BDBA), was of the opinion that the existing Façade Improvement Program for the Downtown was limited, lacked flexibility, and that it was not working for the business owners. He stated that the needs of the individual business owners are varied and encouraged communication with them to determine what their needs were. He stressed that a program that is both flexible and generous should be available to them and should be viewed as an opportunity to revitalize the Downtown core.

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Mr. Richard Prouse, Brampton Downtown Business Association (BDDBA), urged Committee to continue with the Façade Improvement Program which he viewed as the “catalyst” for the revitalize the Downtown core. He suggested that grants be offered to the business owners, and if grants were not being considered the loans should be very flexible to meet the needs of the business owners.

Mr. Bob Nutbrown, 17 Mossbank Drive, Brampton, complemented staff for the excellent report and encouraged Council and staff to continue the good work that is being done in the Downtown. He stated that there are two reasons to improve downtown, the first of them being increased assessment and the second being to create a City and not a suburb.

Staff confirmed that all the issues raised at this meeting will be addressed in the recommendation report.

- PDD120-2005
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated May 19, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Façade Improvement Program - Request to Amend the Central Area Community Improvement Plan** (File P75 CE) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a final recommendation.

Carried

- D 2. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated May 4, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10** (File C7E6.33).

Members of the public present requested a presentation of the proposal.

Mr. Stirling Todd, Development Planner, gave a presentation and provided details of the proposal to permit a commercial and retail complex at the subject site.

Mr. Doug Munro, on behalf of Maritime-Ontario Freight Limited, 1 Maritime Ontario Boulevard, Brampton submitted correspondence from Mr. Ron Webb, Davis Webb Schulze & Moon and advised that Mr. Webb is their legal representative but was unable to attend the meeting. He noted that the

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correspondence outlined their concerns and requested that the subject proposal not be approved. Mr. Munro stated that a part of their property abuts the subject land and the proposed deletion of the collector roads would negatively impact their business and the development of the lands. He urged that the application not be approved until their concerns were addressed.

Mr. Frank Marchioni, Abbas Development Corporation, 36 Almond Avenue, Thornhill, stated his objection to the subject proposal as it negatively impacts their property. He noted that the proposal includes a portion their land but they were not made aware of this until they received notice of the public meeting regarding the proposed development. He stressed that the applicant does not represent them in any capacity. He indicated that he sent correspondence to Mr. John Corbett, Commissioner of the Planning, Design and Development informing him of his concerns.

Staff confirmed that all the issues raised at this meeting will be addressed in the recommendation report.

- PDD121-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated May 4, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10** (File C7E6.33) be received; and,
 2. That the correspondence from Mr. Ron Webb, Davis Webb Schulze & Moon dated June 6, 2005, submitted by Mr. Doug Munro, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/ Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10** (File C7E6.33) be received; and,
 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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- D 3. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated May 19, 2005, re: **Application to Amend the Zoning By-Law and an Amendment to Conditions of Draft Plan Approval and Draft Approved Plan of Subdivision 21T02006B – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway - Ward 10** (File C6E14.2).

Members of the public present requested a presentation of the proposal.

Ms. Michelle Gervais, Development Planner, gave a presentation and provided details of the proposal to permit the development of 167 condominium townhouse dwellings at the subject location.

Ms. Julie McPhee, 24 Okanagan Drive, Brampton, advised that she lives in the community south of the proposed development and was concerned about its impact on her community which is currently lacking sufficient amenities such as recreational facilities, parks, medical services and schools. She was concerned about access to the site, the safety of the children who may have to walk on Airport Road or over a bridge over the valleyland to get to school, and the potential for gangs and crime that the proposed high density development may encourage. She was of the opinion that there will be parking issues associated with this proposal. She was also concerned that the proposal is separated by the rest of the community and that it should be integrated with the surrounding neighbourhood. She was of the opinion that the subject proposal is not compatible for the neighbourhood. She submitted a petition on behalf of the neighbourhood opposing the proposal.

Mr. Richard Gordon, 27 Okanagan Drive, Brampton, was concerned that the existing school in the neighbourhood would not accommodate the additional children from the proposed development. He was of the opinion that the proposed development is incompatible with the existing community as it would encourage low income families. He also expressed concerns with respect to the lack of recreational facilities for the children.

Ms. Melrose Denny, 3 Mountain Gorge Road, Brampton was concerned about the impact of the proposal on the community which is currently lacking sufficient amenities such as recreational facilities, parks and schools. She was of the opinion that the proposal would generate increased vehicular activity which would impact traffic flow in the area. She suggested that the proposal include the necessary services for the community especially for the children of the neighbourhood.

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Ms. Rosemarie Bowen, 7 Northface Crescent, Brampton, noted her objection to the proposal as she considers the proposed townhouses to be low income housing and therefore incompatible with the existing community. She suggested that issues such as the lack of amenities and safety of children be addressed. She also expressed concerns with respect to the proposed access to the subject lands.

Ms. Pam Watson, 34 Rufford Drive, Brampton, advised that she has lived in the area for over two years and agreed with the previous speakers that the community is lacking the necessary amenities such as recreational facilities for children and young people of the neighbourhood. She noted her objected to the proposal.

Mr. Navraj Grewal, 6 Tangleridge Boulevard, Brampton, noted his objection to the subject proposal and agreed with the concerns of the previous speakers. He felt that levies must have been paid to the City by the developer for facilities, and questioned why the facilities are not being made available to the residents.

Ms. Jacinth Miller, 22 Northface Crescent, Brampton, stated his objection to the subject proposal as he believes that the residents of the proposed townhouses would not feel integrated within the community. He suggested that the necessary services and infrastructure be put in place before development takes place. He was especially concerned about the lack of recreational facilities for the children of the community.

Staff confirmed that all the issues raised at this meeting will be addressed in the recommendation report.

- PDD122-2005
1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated May 19, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application to Amend the Zoning By-Law and an Amendment to Conditions of Draft Plan Approval and Draft Approved Plan of Subdivision 21T02006B – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway - Ward 10** (File C6E14.2) be received; and
 2. That the petition submitted by Ms. Julie McPhee, 24 Okanagan Drive, Brampton, on behalf of the neighbourhood, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application to Amend the Zoning By-Law and an Amendment to Conditions of Draft Plan Approval and Draft Approved Plan of Subdivision 21T02006B – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway - Ward 10** (File C6E14.2) be received; and

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3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

Note: Quorum was lost at 8:05 p.m. The following Members were present:

Miles
Hames
Gibson
Hutton
Callahan

Quorum was regained at 8:14 pm. The following Members were present:

Miles
Hames
Moore
Gibson
Hutton
Sprovieri
Manning

- D 4. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 26, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – 903287 Ontario Limited – Lorelei Jones & Associates – South west corner of Sandalwood Parkway and Torbram Road - Ward 9** (File C5E13.5).

Members of the public present requested a presentation of the proposal.

Mr. Allan Parsons, Development Planner, gave a presentation and provided details of the proposal to permit a neighbourhood commercial development at the subject location.

Mr. Ken Singh, 10 Settler Court, Brampton, advised that he supports the subject proposal because of the benefits it would bring to the community. It was his opinion that the proposed commercial plaza would serve the mainstream population by catering to all nationalities in the vicinity.

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Ms. Jane Raposo, 17 Whitford Court, Brampton, was opposed to the subject proposal because of the impact on the community and especially on the existing traffic in the area. She felt that the existing plazas in the vicinity were adequately providing the services that the residents need.

Mr. Jeff Lal, 31 Steeplebush Avenue, Brampton, was opposed to the subject proposal because he felt that the other plazas in the vicinity were adequately providing the services the community needed. He was also concerned about the traffic impact associated with such a development. He urged Committee to reconsider the application.

Ms. Cynthia Henry, 9 Lakespring Gate, Brampton, was opposed to the subject proposal because of the longterm impact on the community, such as young people 'hanging out' at the site and the potential for traffic increase. She was also concerned about proposed access and the impact on traffic this may create.

Mr. Gary Taubert, 8 Lakespring Gate, Brampton, stated that he does not support the proposed development. He felt that the church on the opposite side of the street already negatively impacts the traffic and suggested that a playground be constructed for the neighbourhood children at the subject site.

Mr. Rajesh Sharma, 8 Pinecone Way, Brampton, was of the opinion that the proposed commercial development would only serve the interest of business owners and was inappropriate for the subject site. He believes that traffic is already a major issue at the site because of the nearby church and thinks that the proposed commercial use will further contribute to the existing traffic problem.

Mr. Vic Dhillon, M.P.P., Brampton West- Mississauga, spoke on behalf of Mr. Kuldip Kular, M.P.P., Brampton-Gore-Malton-Springdale, advised that he supported the subject proposal because of the benefits it would bring to the community. It was his opinion that the proposed commercial plaza would serve the main stream population by catering to all nationalities in the area.

Mr. Ram Gopal, 35 Trailwood Drive, # 2114, Mississauga, advised that he plans to purchase a home in a new development north of the proposed commercial plaza. He noted his support for the proposal because of the benefits it would bring to the community and the new residents in the vicinity.

Mr. Kewal Singh, 10 Balmy Crescent, Brampton, advised that he supports the subject proposal because of the benefits it would bring to the community.

Mr. P. Chatha, 11 Adirondack Crescent, Brampton, was of the opinion that the area residents need the services that would be provided from the proposed commercial plaza. He stated that he supports the subject proposal.

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Ms. Sarah Parsaie, 32 Cobblestone Court, Brampton, stated that she was opposed to the subject proposal. She was of the opinion that the other plazas in the vicinity were adequately providing the services the community needed. She was concerned about the safety of the children in the area because of the potential traffic impact associated with such a development.

Mr. Raminder Gill, 5379 Vail Court, Mississauga, advised of his support for the subject proposal. He was of the opinion that the community is growing and there is a demand in the area for the type of businesses that a commercial use would permit.

Mr. Warren Lass, 26 Westmorland Boulevard, Brampton, stated that there was a lack of amenities in the area and the proposed commercial plaza would provide the services that are beneficial to the residents.

Mr. John Mantia, 81 Firefly Court, Woodbridge, advised that he plans to purchase a home in the area of the proposed commercial plaza and noted his support of the proposal. He viewed the proposal as a mainstream development that would serve all the residents in the vicinity.

Mr. B. Kerbel, 131 Bentoak Court, Thornhill, advised of his support for the subject proposal, however suggested that the development stay within the scale proposed. He stated that there was a lack of amenities in the area and the proposed commercial use would provide the services required by the residents.

Ms. Ingrid Magana, 39 Dorset Drive, Mississauga, advised that she plans to purchase a home in the area of the proposed commercial plaza and noted her support of the proposal. She is of the opinion that the plaza would provide the services that are beneficial to the residents.

Mr. Shawn Dandiwal advised that he intends to purchase a home in the area of the proposed commercial plaza and noted his support of the proposal. He viewed the proposal as a mainstream development that would serve all the residents in the vicinity.

Mr. Navraj Grewal, 6 Tangleridge Boulevard, Brampton, was of the opinion that the proposed plaza would cater to all the residents in the community. He noted his support for the proposal.

Mr. Peter Singh, 29 Starhill Crescent, Brampton, was of the opinion that the area residents need the services that would be provided from the proposed commercial plaza. He stated that he supports the subject proposal.

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Mr. Jag Chera, 38 Redpoll Court, Brampton, stated he supports the proposed development. He felt that the commercial uses be permitted will serve all the residents in the vicinity.

Mr. Rapinder Kang, 54 Howell Street, Brampton, noted his support for the proposed development. He felt that a commercial plaza would be beneficial to the residents and also viewed it as an opportunity to provide jobs for people within the community.

Mr. Jagdish Bhanot, 21 Leone Lane, Brampton, stated his support for the proposed development because of the services it would provide for the people within the community.

Mr. Roger Batch, 12 Lakespring Gate, Brampton, stated that he opposes the subject proposal because of its impact on the community. He was of the opinion that many of the residents who were present and who supports the proposal do not live in the vicinity of the proposed development. He felt that a commercial plaza at that location would add to the existing traffic congestion created because of the nearby church, would generate noise and reduce the value of the neighborhood homes. He felt the existing commercial plazas in the area adequately serve the needs of the mainstream population and the best use of the subject property would be residential with a small parkette for the children. He submitted a petition opposing the proposal which he indicated was signed by the residents in the immediate vicinity of the proposed plaza. He suggested that Committee check the addresses of the people in support of the proposal as there were only 108 homes in the vicinity of the proposed development.

Mr. Peng Hock Tan, 47 Cobblestone Court, Brampton, stated that he does not support the proposed commercial development, and requested that the zoning designation of the property remain unchanged.

Mr. Harpal Sandhu, 3778 Dunrankin Drive, Malton, noted his support of the proposal and advised that he operates a business on Airport Road which he would move to the subject site if the commercial plaza was approved. He believes that this type of development would address the needs of the area residents and bring the community closer together.

Mr. Milind Janbandhu, 105 Sunny Meadow Boulevard, Brampton, submitted a petition on behalf of the area residents supporting the proposed commercial development. He viewed the proposal as a mainstream development that would serve all the residents in the vicinity and provide additional parking for the church attendees as well.

Mr. R. Chadha, 34 Boreham Circle, Brampton, was of the opinion that the subject intersection was perfect for a commercial plaza and noted his support of the

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proposal. He advised that he operates an art gallery business which he will bring to the subject site if the commercial plaza was approved.

Mr. Bhagat Singh, 36 Ice Field Road, Brampton, stated his support for the proposed development because of the services it would provide for the residents within the community.

Mr. Jaspal Singh, 93 Fiddleneck Crescent, Brampton, stated his support for the proposed development because of the services it would provide for the residents within the community.

Mr. Keith Outram, 9 Lakespring Gate, Brampton, stated that he does not support the proposed commercial development. He felt that a commercial plaza at that location would add to the existing traffic congestion created because of the nearby church, and would encourage to people to 'hang out'.

Mr. Hitesh Sadana, 94 Blackmere Circle, Brampton, advised that he intends to purchase a home in the area of the proposed commercial plaza and noted his support of the proposal. He viewed the proposal as a mainstream development that would serve all the residents in the community.

Mr. Ali Parsaie, 32 Cobblestone Court, Brampton, stated that he was opposed to the subject proposal. He suggested that Committee checked the addresses on the petition that was submitted in support of the proposal as there were only 108 homes in the vicinity of the proposed development.

Ms. Lorelei Jones, 950 Silver Birch Street, Mississauga, applicant, provided clarification with respect to the petition submitted in support of the proposed development and advised that the residents live in the area. She indicated that the applicant is willing to work with the church to arrange for shared parking.

Staff confirmed that all the issues raised at this meeting will be addressed in the recommendation report.

- PDD123-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 26, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – 903287 Ontario Limited – Lorelei Jones & Associates – South west corner of Sandalwood Parkway and Torbram Road - Ward 9** (File C5E13.5) be received; and
 2. That the petitions from the following to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application**

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to Amend the Official Plan and Zoning By-Law – 903287 Ontario Limited – Lorelei Jones & Associates – South west corner of Sandalwood Parkway and Torbram Road - Ward 9 (File C5E13.5) be received:

- a) Mr. Milind Janbandhu, 105 Sunny Meadow Boulevard, Brampton, on behalf of the some of the area residents supporting the subject proposal
- b) Mr. Roger Batch, 12 Lakespring Gate, Brampton, on behalf of the some of the area residents opposing the subject proposal; and

- 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 5. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 5, 2005, re: **Application to Amend the Zoning By-Law - Laurelpark Inc. – South west corner of Castlemore Road and McVean Drive - Ward 10** (File C8E10.10).

One member of the public was present for this item but did not wish to see a staff presentation.

Mr. Gil Salerno, 24 Cachet Hill Crescent, Woodbridge, appeared on behalf of his in laws who are the owners of the lands abutting the Laurel park commercial block to the south. He advised that he had no objection to the subject proposal, but requested staff to consider his property for commercial purposes when approving the subject proposal.

Staff confirmed that the issues raised at this meeting will be considered in the recommendation report.

- PDD124-2005
 - 1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 5, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application to Amend the Zoning By-Law - Laurelpark Inc. – South west corner of Castlemore Road and McVean Drive - Ward 10** (File C8E10.10) be received; and

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2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 6. Report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated May 18, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sandringham Place Inc. (Metrus Development Inc.) - Neighbourhood 802 – South east corner of Dixie Road and Countryside Drive - Ward 9** (File C4E15.6).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD125-2005
1. That the report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated May 18, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sandringham Place Inc. (Metrus Development Inc.) - Neighbourhood 802 – South east corner of Dixie Road and Countryside Drive - Ward 9** (File C4E15.6) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 7. Report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 19, 2005, re: **Draft Plan of Proposed Subdivision and Application to Amend the Official Plan and Zoning By-Law – Diversified Development Group – East of Hurontario Street and North of Perth Street – Ward 2** (File C1E16.14).

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Mr. Rob Nykyforchyn, Development Planner, gave a presentation and provided details of the proposal to permit the development of 23 single family detached dwellings at the subject location.

Mr. Victor Holt, 4 Perth Street, Brampton, advised that he is not opposed to the subject proposal, but has concerns with respect to lot sizes, access, density and the impact on property value. He felt that the homes that are being proposed should be compatible with the design, style and character of the existing homes in the neighbourhood. He indicated that correspondence was submitted to staff outlining his concerns regarding the proposal.

Mr. Gordon Simpson, 93 Somerset Drive, agent for the applicant, advised that the proposed development will be compatible with the development that was approved at the corner of Roycrest and Hurontario Street.

Staff confirmed that the issues raised at this meeting will be addressed in the recommendation report.

- PDD126-2005
1. That the report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 19, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Draft Plan of Proposed Subdivision and Application to Amend the Official Plan and Zoning By-Law – Diversified Development Group – East of Hurontario Street and North of Perth Street – Ward 2** (File C1E16.14) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

E. Delegations

- E 1. Mr. Anil Agnihotri, 287 Sunny Meadow Boulevard, re: **Dewside Public School and Implementing Plans of Subdivision for Hermosa (Neighbourhood 902) Metrus (Neighbourhood 802) and Medallion Developments – South West Corner of Bramalea Road and Countryside Drive - Ward 9** (File C4E15.3) (See Item F2).

Note: The delegation did not appear for this matter.

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Item F2 was brought forward and dealt with at this time.

- PDD127-2005 1. That the report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated May 30, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Dewside Public School and Implementing Plans of Subdivision for Hermosa (Neighbourhood 902) Metrus (Neighbourhood 802) and Medallion Developments – South West Corner of Bramalea Road and Countryside Drive - Ward 9** (File C4E15.3) be received.

Dewside Public School:

2. That the relocation of the Dewside Public School site from Dewside Drive to the Medallion Plan of Subdivision (Block 509) to be located on the south side of Father Tobin Road.
3. That a decision regarding the Dewside school (Knockbolt Construction: Our File C4E14.9) be deferred until the Medallion Developments Ltd. plan of subdivision has been draft plan approved and/or zoned for school purposes.

Medallion Plan:

4. That prior to the issuance of draft plan approval, the Official Plan Amendment on these lands shall be approved;
5. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law to implement the application;
6. That although Brampton Council has endorsed, subject to consultation, a Strategic Response to Growth including a proposed Development Cap of 5500 units to be draft approved per year and directed development of a transition and implementation strategy, staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City. This

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authorization is based on the demonstrated urgent need for the development of the subject lands to proceed in order to provide for the development of Dewside School to support the existing approved development in the area.

7. That the zoning by-law and official plan amendment be attached to the staff report be approved. The highway commercial zoning of the lands will be zoned upon approval of an acceptable Design Brief.
8. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to” conditions of draft plan approval and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
9. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
10. That prior to the issuance of draft plan approval, a detailed Functional Servicing Report shall be prepared, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority, with respect to the subject lands;
11. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Toronto and Region Conservation Authority to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority;
12. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map

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shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;

13. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
14. That prior to the issuance of draft plan approval, the applicant shall submit a *Design Brief*, which includes architectural and landscape design guidelines, to the satisfaction of the Commissioner of Planning, Design & Development. In this regard, conditions of approval, including revisions to the plan and physical layout may be required.
15. That prior to the issuance of draft plan approval, a final Noise Attenuation Study shall be prepared to the satisfaction of the Commissioner of Planning Design & Development and any recommended attenuation measures shall be incorporated into the final subdivision design;
16. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 1. any necessary red-line revisions to the draft plan identified by staff; and,
 2. all conditions contained in the ***City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision***, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
17. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

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Hermosa plan:

18. That staff be directed to review and approve the preservicing plan for the Hermosa Development Ltd. & 669676 Ontario Ltd. (File: C5E14.7 and 21T-04001B) immediately.
19. That the Hermosa Development Ltd. & 669676 Ontario Ltd. (File: C5E14.7 and 21T-04001B) be approved in principle based on the following conditions:
 - A. That prior to the issuance of draft plan approval, outstanding final comments, if any, and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “‘prior to’ conditions of draft plan approval” and conditions of draft plan approval, including revisions to the plan and physical layout resulting from these comments, shall be addressed, to the satisfaction of the Commissioner of Planning, Design & Development,
 - B. That prior to the issuance of draft plan approval, the applicant shall submit a final *Design Brief* which includes architectural and landscape design guidelines, to the satisfaction of the Commissioner of Planning, Design & Development. The Design Brief shall subscribe to the following principles:
 - i) Prominent streets (i.e. collector roads) shall utilize detached, rear-yard garages to the greatest extent possible to allow for improved streetscape measures which focus upon architecture and landscaping, and minimize parking between houses and prominent streets,
 - ii) Pedestrian connections will be promoted to natural areas, neighbourhood parks, schools and places of worship,
 - iii) Buildings shall have significant articulation, with high quality building materials, glazing, roofline variation, and corner features,
 - iv) Development on Blocks 590 (Place of Worship) and 593 (Elementary School) shall be located prominently along the street they access, with

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appropriate form, massing, and design character and be augmented by superior elevation treatments and landscape treatment (with hard and soft elements),

In this regard, conditions of approval, including revisions to the plan and physical layout may be required.

- C. That prior to the issuance of draft plan approval, a detailed Functional Servicing Report shall be approved by the City and the Toronto and Region Conservation Authority, and any required modifications to the subdivision plan, and/or conditions of draft plan approval shall be addressed,
- D. That prior to the issuance of draft plan approval, a final Noise Attenuation Study shall be prepared to the satisfaction of the Commissioner of Planning, Design & Development and any recommended attenuation measures shall be incorporated into the final subdivision design,
- E. That prior to the issuance of draft plan approval, a final Environmental Impact Study shall be approved by the Region of Peel and the Toronto and Region Conservation Authority,
- F. That prior to the issuance of draft plan approval, the applicant shall agree, in writing to the form and content of an implementing Zoning By-law to the satisfaction of the Commissioner of Planning, Design & Development. The Zoning By-law amendment will address the recommended streetscape measures in the *Design Brief* and shall not be approved until matters pertaining to Block 590 (Place of Worship), Blocks 595 and 596 (Valley) and street right-of-way widths are resolved to the satisfaction of the City and the Toronto and Region Conservation Authority.
- G. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the subdivision plan,
- H. That prior to the issuance of draft plan approval, the Owner(s) shall sign the Landowners Cost Share Agreement, and provide the City with written

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acknowledgement from the Trustee appointed pursuant to the agreement, that the Owner(s) has signed the agreement and has delivered the deeds or made payments required by the agreement,

- I. That prior to the issuance of draft plan approval, the applicant shall prepare, to the satisfaction of the Commissioner of Planning, Design & Development, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps. All new roads (or portions thereof) shall be shown having street names which have been approved by the City and the Region of Peel, and the possible temporary location of Canada Post mailboxes including the number and duration,
- J. That the plan be revised, but not limited to, the following necessary red-line revisions:
 - i) appropriate right-of-way widths and sight-lines,
 - ii) the size and property limits of Block 590 (Place of Worship),
 - iii) the size and orientation of Lots 72, 73, 411 and 412 (single-detached residential),
 - iv) if necessary, an appropriate re-distribution of medium density units throughout the draft subdivision plan to meet provincial and city policy requirements for residential density mix,
 - v) Blocks 609 - 612 and 613 - 615, identified on the plan as “2.5m Wide Valley Buffer” blocks shall be included as part of Valleyland blocks 596 and 595 respectively. The 2.5m top-of-bank setbacks that are not identified on Vista Blocks 605 and 606 or on Stormwater Management (SWMP) Block 607 shall be incorporated into Valleyland blocks (595 and 596).

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- vi) The applicant shall revise the plan to include a 1.0 metre entry feature block at the southeast corner of the Bramalea Road and Countryside Drive intersection and at the southwest corner of the Street “1” and Countryside Drive intersection.
 - vii) The applicant shall revise the plan to identify blocks 570, 571, 574, 575 as having building frontage that faces Neighbourhood Park Block 592. Similarly, blocks 578 and 579 shall have building frontage that faces Neighbourhood Park Block 591.
 - viii) Parkette Blocks 591 and 592 shall be relabelled as Neighbourhood Park Blocks 591 and 592. Valley Blocks 595 and 596 shall be relabelled as “Valleyland” Blocks 595 and 596.
 - ix) The 6m Wide Walkway Block 608 shall be revised to have a minimum 15m width and function as a Vista Block to Valleyland Block 596. The revised block shall be relabelled Open Space Block 608.
- K. That all conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development including the following:
- i. The applicant agrees that lands conveyed to the City for stormwater management shall not be credited towards the parkland dedication requirements of the plan,
 - ii. Prior to the submission of any grading and servicing plans or any grading on the subject property, the applicant shall submit to the satisfaction of the Community Design, Parks Planning and Development Division a vegetation inventory and assessment for the preservation of as many trees as possible identified by the City, as desirable for preservation. In this regard, the applicant shall be

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required to identify on the grading and drainage plans, and landscaping plans, the trees to be retained and the methodology proposed for their retention. This methodology shall include individual tree preservation plans, illustrating proposed property limits, existing and proposed grades and the trees to be protected or removed and shall be supported by a hydrologists report which recommends appropriate subdivision and grading techniques for the maintenance of existing surface runoff or ground water conditions necessary for the long term preservation of the trees identified for retention. All preservation and tree protection measures are to be installed and inspected by the City prior to pre-servicing of the subdivision,

- iii. The applicant shall submit, for the review and approval of the Commissioner of Planning, Design & Development, and the Toronto and Region Conservation Authority, a detailed landscape plan for all valleyland components of the plan, including the required 2.5 metre valleyland buffer area and Block 607. In this regard, the applicant will be responsible to pay for all landscaping for development of the valleyland,
- iv. The applicant shall agree to gratuitously convey all valleylands as identified by the Toronto and Region Conservation Authority (blocks 595 and 596), plus a 2.5 metre buffer area (blocks 609-615) above the greater of the top of bank or Regional storm floodplain, along the east and west sides of the valley, to the City of Brampton in a condition satisfactory to the City and at no cost to the City. Lands to be gratuitously conveyed may be expanded as required, subject to approved facility fit plans for valleyland, stormwater managements ponds, and pathway facilities on the subject property,
- v. The applicant shall agree to prepare a conceptual development plan for “Medium Density Block 580”.

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20. That staff be directed to assign priority allocation to the Hermosa plan of subdivision based on previous commitments related to the provision of the right-of-way for Highway 410 and the current commitment to accelerate the provision of services for the public school site on Father Tobin Road.
21. That staff be authorized to draft approved the Hermosa plan of subdivision only upon Council's formal approval of the Development Cap/Transition Strategy that includes the subject plan as a priority allocation for 2005.

Carried.

F. Development Team Reports

- F 1. Report from N. Grady, Development Planner, Planning, Design and Development, dated May 25, 2005, re: **Revised Street Naming Procedures – Criteria and Corporate Policy** (File B20ST).

Staff provided clarification with respect to the development of new street naming procedures, policy and criteria and briefly outlined the process for the selection of street names.

- PDD128-2005
1. That the report from N. Grady, Development Planner, Planning, Design and Development, dated May 25, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Revised Street Naming Procedures – Criteria and Corporate Policy** (File B20ST) be received; and
 2. That the “Corporate Street Naming Policy” attached as Appendix A to this report be approved as the basis for the new recommended street naming procedures;
 3. That the recommended procedures and criteria with respect to street names as contained in Part III of this report be approved and implemented, with the authority to undertake future minor revisions and ongoing improvements as necessary delegated to the Commissioner of the Planning, Design and Development Department or his designate;

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4. That a “Master List of Approved Street Names for the City of Brampton” be compiled and that this list be updated by staff as required and regularly reviewed and approved by the Planning, Design and Development Committee/City Council as the basis for assigning approved street names to new development areas (i.e. Block Plans), applicable development applications and to assist private citizens in requesting changes to approved street names.
5. That a copy of the staff report, the resolution of City Council and the “Corporate Street Naming Policy” be provided to the Region of Peel Street Names Committee, and the Committee be advised that street names derived from the new “Master List of Approved Street Names for the City of Brampton” shall be for the exclusive use of the City of Brampton.

Carried

- F 2. Report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated May 30, 2005, re: **Dewside Public School and Implementing Plans of Subdivision for Hermosa (Neighbourhood 902) Metrus (Neighbourhood 802) and Medallion Developments – South West Corner of Bramalea Road and Countryside Drive - Ward 9** (File C4E15.3) (See Delegation E1).

Dealt with under Delegation E1, Recommendation PDD127-2005

- F 3. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated June 1, 2005, re: **City Initiated Official Plan Amendments – Bram East Secondary Plan** (File P26SP 41).

Clarification was provided with respect to a question from Committee regarding transit routes in new Block Plans.

- PDD129-2005 1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated June 1, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **City Initiated Official Plan Amendments – Bram East Secondary Plan** (File P26SP 41) be received; and

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2. That the proposed Official Plan amendment be approved and staff be directed to prepare the appropriate implementing documents for Council's consideration
3. That as part of the forthcoming recommendation for approval of the Block Plan, a Special Study Area be applied to the Community Park and surrounding lands on the Block Plan which will explore land uses and design scenarios of the Block Plan in the event the Community Park is not required, or if required, the possible joint-use with abutting school site(s).

Carried

- * F 4. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 25, 2005, re: **Proposed Official Plan Amendments – Bram East Secondary Plan – Bram East Landowners Group for the Sub-Area 1 Block Plan** (Related Files C10E9.5, C10E9.2, C10E8.11, C10E8.8, and C11E.81).

- PDD130-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 25, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Proposed Official Plan Amendments – Bram East Secondary Plan – Bram East Landowners Group for the Sub-Area 1 Block Plan** (Related Files C10E9.5, C10E9.2, C10E8.11, C10E8.8, and C11E.81) be received; and
 2. That the proposed Official Plan amendments be approved and staff be directed to prepare the appropriate implementing documents for Council's consideration,
 3. That the proposed Official Plan amendment to reduce the minimum residential lot size requirement for lots located adjacent to an "Estate Residential" designation be implemented as follows:
 - A. Substituting the "Low Density Residential" designation of lands located south of Castlemore Road on the east side of The Gore Road to "Low Density Residential – Special Policy Area" with the special policy requiring
 - i. Lots facing or abutting The Gore Road to have a minimum lot size of 910 sq.m. (9,800sq.ft.) combined with a minimum lot width of 21m.(70ft.) and

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- ii. A dwelling design that is reflective of an upscale housing design using upgraded materials and landscaping, to the satisfaction of the City.

Carried

G. Policy Planning Reports

- * G 1. Report from A. Smith, Manager, Growth Management and Special Policy, O. Izirein, Policy Planner, Planning, Design and Development, dated May 25, 2005, re: **Tracking of Built Densities in Brampton Secondary Plan Areas** (File C51 GR).

- PDD131-2005
- 1. That the report from A. Smith, Manager, Growth Management and Special Policy, O. Izirein, Policy Planner, Planning, Design and Development, dated May 25, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Tracking of Built Densities in Brampton Secondary Plan Areas** (File C51 GR) be received; and
 - 2. That on the basis of this review, staff be directed to produce an annual Density Tracking Report to be made available to the development community, municipalities and government agencies, the public and other interested parties. It is understood that the format and content of this annual Report will change and evolve as improved information is available and as Provincial growth management policies and targets are clarified; and,
 - 3. That Planning staff be directed to participate in a Region of Peel initiated study on public land requirements in new subdivisions in various Peel municipalities and report back to Council at a future date on the findings of the study including its implications for built densities in Brampton.

Carried

- G 2. Report from D. Waters, Manager, Land Use Policy, C. Lo, Policy Planner, and, Planning, Design and Development, dated May 20, 2005, re: **Brampton Official Plan Review Urban Form/Development Design Discussion Paper** (File P25OV UF).

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Discussion took place with respect to the minimum standard required for hydro poles and the need for a policy which would require the minimum standard to be maintained.

A motion was introduced to approve the staff the recommendation as amended to add the following clause:

“That staff ensure that the continued use of concrete hydro poles for street lighting be maintained throughout the City.”

- PDD132-2005
1. That the report from D. Waters, Manager, Land Use Policy, C. Lo, Policy Planner, and, Planning, Design and Development, dated May 20, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Brampton Official Plan Review Urban Form/Development Design Discussion Paper** (File P25OV UF) be received; and
 2. That staff be authorized to release the “Brampton Official Plan Review Urban Form/Development Design Discussion Paper” for public consultation and that the City consult with the public and relevant stakeholder groups through a workshop session to receive comments on the Discussion Paper before proceeding to revise the Official Plan;
 3. That staff be directed to report back to Planning, Design and Development Committee with results of the consultation, and final recommendations on changes to the urban form section of the Brampton Official Plan; and
 4. That the City Clerk be directed to forward a copy of this report and Council resolution to the Region of Peel, York and Halton, the City of Toronto, and to the area municipalities of Mississauga, Caledon, and Vaughan for their information.
 5. That staff ensure that the continued use of concrete hydro poles for street lighting be maintained throughout the City.

Carried

- * G 3. Report from P. Aldunate, Policy Planner, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated May 26, 2005, re: **Cost Sharing Agreement Policies – Heritage Features** (File P26S-CG).

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Staff provided clarification with respect to issues raised by Committee on guidelines for securing heritage homes, and whether additional security should be considered.

- PDD133-2005
1. That the report from P. Aldunate, Policy Planner, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated May 26, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Cost Sharing Agreement Policies – Heritage Features** (File P26S-CG) be received; and
 2. That heritage features be recognized as community land-use items that benefit a larger community, and that staff be directed to utilize Cost Sharing Agreements as one of the tools to protect heritage features by fairly distributing the costs of heritage features amongst benefiting landowners, which may include the repair, restoration, maintenance and possible relocation of the heritage feature; and
 3. That staff be directed to ensure the protection of heritage features identified by City staff within the Credit Valley Secondary Planning Area by including them as cost shared items within the Credit Valley Landowner Master Cost Sharing Agreement.

Carried

H. Committee of Adjustment Reports - nil

I. Building and Zoning Reports - nil

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, re: **Application for a Permit to Demolish a Residential Property – 10845 Clarkway Drive – Ward 10** (File G33 LA).

- PDD134-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application for a Permit to Demolish a Residential Property – 10845 Clarkway Drive – Ward 10** (File G33 LA) be received; and
 2. That the applications be approved subject to standard permit conditions.

Carried

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- * I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, re: **Application for a Permit to Demolish a Residential Property – 9406 Clarkway Drive – Ward 10** (File G33 LA).

- PDD135-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application for a Permit to Demolish a Residential Property – 9406 Clarkway Drive – Ward 10** (File G33 LA).
 2. That the applications be approved subject to standard permit conditions.

Carried

- * I 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, re: **Application for a Permit to Demolish a Residential Property – 2923 Steeles Avenue West – Ward 6** (File G33 LA).

- PDD136-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, re: **Application for a Permit to Demolish a Residential Property – 2923 Steeles Avenue West – Ward 6** (File G33 LA) be received; and
 2. That the applications be approved subject to standard permit conditions.

Carried

J. Community Design - Parks Planning and Development Reports -nil

K. Engineering and Development Services Reports - nil

L. Minutes

- * L 1. **Brampton Heritage Board Minutes – May 17, 2005.**

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PDD137-2005 That the Minutes of the Brampton Heritage Board Meeting of May 17, 2005, to the Planning, Design and Development Committee Meeting of June 6, 2005, Recommendations HB057-2005 to HB071-2005, be approved as printed and circulated:

Carried

The recommendations were approved as follows:

HB057-2005 That the agenda for the Brampton Heritage Board Meeting of May 17, 2005 be approved, as amended, as follows:

To add:

G 3-1. **Minutes of the Heritage Resources Sub-Committee Meeting of May 11, 2005** (File G33);

G 4-2. Discussion re: **Brampton Heritage Board Newsletter – “Brampton Heritage Times”** (File G33);

Additional information to Correspondence Item K3:

Ministry of Culture May 2005 Discussion Guides re: Criteria for Property of Cultural Heritage Value or Interest: Municipal and Provincial Significance and Matters for Consideration in Decisions on Demolition or Removal of Designated Heritage Buildings and Structures;

K 5. Copy of correspondence from Mr. Craig Scarlett, Mattamy (Credit River) Limited, to Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated May 10, 2005, re: **Mattamy (Credit River) Limited’s Intention to Demolish a Property on the City of Brampton Inventory of Heritage Resources – Monkman Lands – 10268 Creditview Road – Ward 6** (File G33);

K 6. Copy of correspondence from Mr. Craig Scarlett, Mattamy (Credit River) Limited, to Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated May 10, 2005, re: **Request by Previous Property Owners to Dismantle and Relocate a Property on the City of Brampton Inventory of Heritage Resources to their farm in Georgetown, Halton Region – McClure House and Farm Structures– 10054 Creditview Road – Ward 6** (File G33); and,

To defer the following item to the Brampton Heritage Board Meeting of June 22, 2005:

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I 1. **Minutes – Churchville Heritage Committee Meeting – May 9, 2005**
(File G33CH).

HB058-2005 That the **Minutes of the Brampton Heritage Board Meeting of April 19, 2005**, to the Brampton Heritage Board Meeting of May 17, 2005, be received, as amended in Recommendation HB043-2005, to note that the names of the owners of the “Kirkwood Estate”, 133 Main Street South, Ward 4, are Koji Date and Lydia Robertson and not Koji and Lydia Robertson as noted therein.

HB059-2005 That the delegations from Goldsmith Borgal & Company Heritage Architects, listed on the agenda for the Brampton Heritage Board Meeting of May 17, 2005, re: **Preliminary Proposal for Redevelopment of the Heritage Administration Building – Former OPP Lands – 15 McLaughlin Road South – Ward 4** (File G33) be **deferred** to a future meeting of the Brampton Heritage Board.

HB060-2005 That the **Minutes of the Heritage Resources Sub-Committee Meeting of May 11, 2005** (File G33), to the Brampton Heritage Board Meeting of May 17, 2005, be received.

HB061-2005 That the proposal from Mr. Michael Halls, Executive Assistant to the Mayor and Member of the Communities in Bloom Committee, dated May 13, 2005, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Brampton Heritage Board Participation in Communities in Bloom – Wednesday, July 27, 2005** (File G33) be received; and,

That the aforementioned proposal for the Brampton Heritage Board’s participation in Communities in Bloom on Wednesday, July 27, 2005 be supported, as amended based on suggestions from the Brampton Heritage Board.

HB062-2005 That the correspondence from Ms. C. Lo, Policy Planner, Planning, Design and Development, dated April 29, 2005, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Brampton Official Plan Review Cultural Heritage Discussion Paper – Consultation with the Brampton Heritage Community and relevant Stakeholder Groups** (File G33) be received.

HB063-2005 1. That the e-mail correspondence from Mr. Orlando da Silvva Santos, Legal Counsel for Lippincott Properties Inc., dated May 11, 2005, to the

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Brampton Heritage Board Meeting of May 17, 2005, re: **Expression of Interest in Heritage Designation – 193 and 195 Main Street North and 2 and 2A Market Street – Ward 5** (File G33) be received; and,

2. That the City's Heritage Coordinator, Planning, Design and Development, investigate the worthiness of heritage designation of this property and report back to a future meeting of the Brampton Heritage Board.

HB064-2005 1. That the correspondence from Ms. M. Theresa Smith, Deputy Minister, Ministry of Culture, dated April 27, 2005, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Ministry of Culture Consultations on Regulations and Guidelines under the new *Ontario Heritage Act*** (File G33) be received; and,

2. That the Ministry of Culture May 2005 Discussion Guides re: Criteria for Property of Cultural Heritage Value or Interest: Municipal and Provincial Significance and Matters for Consideration in Decisions on Demolition or Removal of Designated Heritage Buildings and Structures, to the Brampton Heritage Board Meeting of May 17, 2005, be received.

HB065-2005 That the e-mail correspondence from the Ontario Historical Society, dated May 2, 2005, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Ontario Historical Society – Annual Book Sale – Saturday, May 28, 2005 and Sunday, May 29, 2005 – John McKenzie House, 34 Parkview Avenue, Toronto** (File G33) be received.

HB066-2005 1. That the copy of correspondence from Mr. Craig Scarlett, Mattamy (Credit River) Limited, to Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated May 10, 2005, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Mattamy (Credit River) Limited's Intention to Demolish a Property on the City of Brampton Inventory of Heritage Resources – Monkman Lands – 10268 Creditview Road – Ward 6** (File G33) be received; and,

2. That the City's Heritage Coordinator contact Mattamy (Credit River) Limited with respect to the following:
 - To request a meeting at the site with representatives of the Brampton Heritage Board and the Heritage Coordinator, to include a tour of the property;

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- To request that they provide a Heritage Impact Assessment on this property; and,
- To request that they provide their reasons for not incorporating the house on this property into their new development.

HB067-2005 That the copy of correspondence from Mr. Craig Scarlett, Mattamy (Credit River) Limited, to Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated May 10, 2005, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Request by Previous Property Owners to Dismantle and Relocate a Property on the City of Brampton Inventory of Heritage Resources to their farm in Georgetown, Halton Region – McClure House and Farm Structures– 10054 Creditview Road – Ward 6** (File G33) be received; and,

That the City's Heritage Coordinator put forward a request that should this property be dismantled and relocated it be done so under the supervision of a heritage architect and that Halton Region be requested to give consideration to heritage designation of the McClure House.

HB068-2005 That the verbal report from Mr. Michael Avis, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Attendance at the Architectural Conservancy of Ontario/Community Heritage Ontario Joint Conference – April 29, 2005 to May 1, 2005 – Windsor, Ontario** (File G33) be received.

HB069-2005 That, as considered at the Brampton Heritage Board Meeting of May 17, 2005, the following property be endorsed for inclusion in the City of Brampton Inventory of Heritage Resources:

- Graham-Rutledge Farm – 7715 Kennedy Road South – Ward 3

HB070-2005 That the information from Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated May 11, 2005, to the Brampton Heritage Board Meeting of May 17, 2005, re: **Key amendments to the *Ontario Heritage Act* – April 2005 (Bill 60)** (File G33) be received.

HB071-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 21, 2005 at 7:00 p.m., or at the call of the Chair.

Carried

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M. Other/New Business/Unfinished Business

- * M 1. **Monthly Update – Status of Highway 410 Extension - nil**

N. Referred Matters

- * N 1. **List of Referred Reports – Planning, Design And Development Committee.**

PDD138-2005 That the **List of Referred Matters – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of June 6, 2005 (File P45GE) be received.

Carried

- * N 2. **Bram West Secondary Plan Review**

Pursuant to Council Resolution C117-2005 the following was referred to the meeting of June 6, 2005 for a comprehensive report.

“That Credit Valley Conservation be advised that City Council considers the Gateway West Subwatershed Study to be a municipal document and that no update of the subwatershed Study is required unless Council requests a review pursuant to a formal request from the Credit Valley Conservation Executive and that such a review will be undertaken under the jurisdiction of the City of Brampton.”

PDD139-2005 That the following be deferred to the Planning, Design and Development Committee Meeting scheduled to be held on June 20, 2005:

“That Credit Valley Conservation be advised that City Council considers the Gateway West Subwatershed Study to be a municipal document and that no update of the subwatershed Study is required unless Council requests a review pursuant to a formal request from the Credit Valley Conservation Executive and that such a review will be undertaken under the jurisdiction of the City of Brampton.”

Carried

O. Deferred Matters - nil

P. Correspondence - nil

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Q. Question Period - nil

R. Public Question Period - nil

S. Closed Session

At 6:54 p.m. the following recommendation was passed:

PDD140-2005 That Committee proceed into Closed Session in order to address the matters pertaining to:

S 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Pursuant to closed session discussion, the following motion was passed in open session:

PDD141-2005 That Legal Staff of the Legal Services Department not pursue the amendment to the City's application for private legislation 'Private Legislation re: Sale of Land for Less Than Market Value', which was proposed by the Legislative Committee for the Province of Ontario, to permit the City to convey land at less than market value, subject to the conditions set out in the proposed legislation, but only on a site-specific basis.

Carried

T. Adjournment

PDD142-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, June 20, 2005 at 1:00 p.m. or at the call of the Chair.

Carried



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

June 20, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10 (arrived at 1:10 p.m.)

Members Absent: Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice-Chair**) (illness)
Regional Councillor J. Sprovieri - Wards 9 and 10 (other municipal business)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
K. Walsh, Director of Community Design, Park Planning and Development
D. Kraszewski, Manager of Development Services
B. Campbell, Director of Building and Chief Building Official
A. Smith, Manager, Growth Management and Special Policy
O. Izirein, Policy Planner
N. Grady, Development Planner
J. Leonard, Heritage Planner
P. Aldunate, Policy Planner

Legal Services Department

T. Yao, Senior Legal Counsel

Management and Administrative Services Department

L. Mikulich, City Clerk

C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:05 p.m., and adjourned at 1:28 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendations
A. PDD143-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D.	Delegations
E1. PDD144-2005	Application to Amend the Official Plan and Zoning By-Law – Bold Oak Estates Corporation - South west corner of Cottrelle Boulevard and Regional Road No. 50 - Ward 10 (File C10E7.11)
E2. PDD145-2005	Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law - Ted Chlebowski & Associates (1530429 Ontario Limited) – North side of Steeles Avenue West, East of the future Northerly Extension of Financial Drive - Ward 6 (File C4W1.10)
E3. PDD146-2005	Application to Amend the Official Plan and Zoning By-Law – Korsiak and Company Limited (Mattamy (Goreway) Limited) – North side of Castlemore Road, West of Goreway Drive - Ward 10 (File C7E11.12(B))
F1. PDD147-2005	Appeal of Committee of Adjustment Decision of Minor Variance Application A48/05 – 1191693 Ontario Inc., 7955 Torbram Road, Unit 9 – Ward 8 (File A48/05)
G1. PDD148-2005	Places of Worship Policy Review (File P13-1N)
G2. PDD149-2005	Region of Peel Transportation Planning Initiatives Including Regional Official Plan Amendment (ROPA) 16 (File P40-RTP)
G3. PDD150-2005	Status Report: Brampton Strategic Response to Growth Transition and Implementation Strategy (File P00GR).
H1. PDD151-2005	Application for a Permit to Demolish a Residential Property – 10519 Bramalea Road – Ward 9 (File G33 LA)

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- | | | |
|------------|--------------------|---|
| H2. | PDD152-2005 | Application for a Permit to Demolish 2 Residential Properties – 9323 The Gore Road – Ward 10 (File G33 LA) |
| I1. | PDD153-2005 | Final Naming Recommendations for Certain Municipally Owned Assets (including Stormwater Management Ponds and Parkland) (File M00). |
| I2. | PDD154-2005 | Damage to Harrison Hewgill Pioneer Cemetery – 9749 Gore Road – Ward 10 (Files C10E9.5 and G33). |
| J. | | Engineering and Development Services Reports |
| K. | | Minutes |
| L1. | | Monthly Update – Status of Highway 410 Extension |
| M1. | PDD155-2005 | List of Referred Reports - Planning, Design and Development Committee |
| N. | | Deferred Matters |
| P. | | Question Period |
| Q. | | Public Question Period |
| R. | | Closed Session |
| S. | PDD156-2005 | Adjournment |

City Councillor Gibson, Chair

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Planning, Design and Development Committee

A. Approval of the Agenda

PDD143-2005 That the agenda for the Planning, Design and Development Committee Meeting dated June 20, 2005, be approved as written.

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E2, E3, F1, G2, G3, H1, I2, M1)

D. Delegations - nil

E. Development Team Reports

- * E.1 Report from K. Ash, Manager of Development Services, and M Gervais, Development Planner, Planning, Design and Development, dated June 1, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Bold Oak Estates Corporation - South west corner of Cottrelle Boulevard and Regional Road No. 50 - Ward 10** (File C10E7.11).

- PDD144-2005 1. That the report from K. Ash, Manager of Development Services, and M Gervais, Development Planner, Planning, Design and Development, dated June 1, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Bold Oak Estates Corporation - South west corner of Cottrelle Boulevard and Regional Road No. 50 - Ward 10** (File C10E7.11) be received; and,
2. That prior to the adoption of the official plan amendment and the enactment of the zoning by-law, outstanding comments shall be received from the City of Vaughan and the Region of York and any required modifications to the concept site plan or the inclusion of additional conditions shall be undertaken.

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3. That prior to the adoption of the official plan amendment and the enactment of the zoning by-law, a Traffic Impact Study shall be approved to the satisfaction of the City and the Region of Peel. The applicant shall agree to implement any conditions of approval, including revisions to the concept plan resulting from the approval of the study.
4. That prior to adoption of the official plan amendment and the enactment of the zoning by-law, a Design Brief shall be prepared and approved by the Commissioner of Planning, Design and Development Department in accordance with City Policy. The Design Brief shall incorporate principles established in the Bram East Area A and D Design Guidelines. The applicant shall agree to implement the approved Design Brief.
5. That prior to adoption of the official plan amendment and the enactment of the zoning by-law, the owner shall provide confirmation to the City that they have signed the existing Cost Sharing Agreements and the Region of Peel's Front Ending Agreement.
6. That prior to adoption of the official plan amendment and the enactment of the zoning by-law, the Region of Peel shall confirm the land requirements for road widening along Regional Road 50.
7. That prior to the adoption of the official plan amendment and the enactment of the zoning by-law the applicant shall demonstrate that a combination of upgraded architectural and hard and soft landscaping treatment will be provided along Regional Road 50 in order for the Planning, Design and Development Department to determine the landscape requirements along Regional Road 50.
8. That the application be approved subject to the following:
 - (i) That the access from Cottrelle Boulevard be restricted to right –in/right-out only.
 - (ii) That the access from Regional Road 50 be restricted to right-in/right-out only.
9. That staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

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(i) The Bram East Secondary Plan Area 41 be amended from “Mixed Commercial/Industrial” to “Convenience Retail” with a site-specific policy which will include a maximum gross leasable area permitted on the subject property.

(ii) The subject site be rezoned from “Highway Commercial Two (HC2)” and “Agricultural (A)” to “Service Commercial – Special Section (SC – Special Section)” with the following provisions:

(a) (i) shall only be used for the following purposes:

- (1) a retail establishment having no outside storage
- (2) a service shop
- (3) a personal service shop
- (4) a bank, trust company and finance company
- (5) an office (including a medical office)
- (6) a laundromat
- (7) a dining room restaurant, a convenience restaurant, a take-out restaurant, including a drive-thru
- (8) a printing or copying establishment
- (9) a community club
- (10) a health or fitness centre
- (11) a custom workshop
- (12) a day nursery
- (13) purposes accessory to the other permitted uses.

(ii) the following purposes shall not be permitted:

- (1) an adult entertainment parlour
- (2) an adult video store
- (3) an adult book store

(b) shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 5 metres;
- (2) Maximum Building Height: 2 storeys;

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- (3) With the exception of approved access locations, landscaped open space shall be provided as follows:
 - (a) a minimum 9.0 metre wide strip abutting Regional Road 50 which may be reduced to 6.0 metres when the areas between the building and the property limits are substantially landscaped and not used for a driveway or parking purposes (the Urban Design Brief requested in Recommendation 4 will determine the landscape area requirement);
 - (b) a minimum 4.5 metre wide strip abutting all other public roads;
 - (c) a minimum 5.0 metre wide strip abutting the westerly property boundary;
 - (d) a minimum 3.0 metre side strip abutting the southerly property boundary.
 - (4) all garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.
 - (5) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
 - (6) for the purposes permitted in Section (a) (i), a maximum commercial gross floor area will be determined in the zoning by-law.
 - (7) all lands zoned SC – Special Section shall be treated as one property.
 - (c) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law, which are not in conflict with those set out in section (b).
10. That prior to the adoption of the official plan amendment and the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:

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- (a) A site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
- (b) The owner shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;
- (c) The owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
- (d) The owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
- (e) The owner shall pay 2% cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy;
- (f) A 6.0 metre wide Entry Feature Block shall be gratuitously conveyed to the City, in a condition satisfactory to the City and at no cost to the City. As a 2.0 metre block was previously conveyed to the City through the former plan of subdivision, an additional 4.0 metres will be required to be conveyed. The applicant will design and construct entry features in accordance with the specifications shown in the Bram East Area A & D Design Guidelines (Appendix B3 and Appendix B4), the City's Flower City initiative and Gateway Beautification Program. In this regard, the applicant shall also agree that these Blocks shall not be credited as parkland for the purpose of determining the parkland requirements for the subject plan. The design shall mirror the proposal for the northwest corner of the intersection. (A 6.0 metre Entry Feature Block shall be provided beyond all land required for road widening along Regional Road 50).

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- (g) The applicant shall agree that the 6.0 metre Entry Feature Block required at the south-west corner of Regional Road 50 and Cottrelle Boulevard and the landscape requirement along Regional Road 50 is required to be provided beyond any land required for road widening along Regional Road 50 by the Region of Peel.
- (h) The applicant shall agree to screen the drive-thru from Regional Road 50 through the provision of an architectural canopy over the drive-thru lane and landscaping. The landscape treatment shall be continued as an element along the entire road frontage along Cottrelle Boulevard and Regional Road 50.
- (i) The owner shall agree that on-site waste collection shall be provided through a private waste hauler.
- (j) The owner shall make appropriate arrangements with the Region of Peel's Public Works Department with regard to connection to municipal water and sanitary sewer services to service the proposed development.
- (k) The owner shall agree to the gratuitous conveyance to the Region of Peel of sufficient land for a 45 metre right-of-way from the centre line along Regional Road 50 (Highway 50) free and clear of all encumbrances.
- (l) The owner shall agree to the gratuitous conveyance to the Region of Peel of a 15 x 15 metre daylight triangle at the corner of Regional Road 50 (Highway 50) and Cottrelle Boulevard, free and clear of all encumbrances.
- (m) The owner shall agree to the gratuitous conveyance to the Region of Peel of a 0.30 metre reserve along the frontage of Regional Road 50, including the daylight triangle, except for the approved access, free and clear of all encumbrances.
- (n) The owner shall agree that only a right-in/right-out access shall be permitted along Regional Road 50. The right-in/right/out access will require a southbound right turn lane and extension of the existing centre median southerly 45 metres south of the curb return in order to physically restrict the access.

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- (o) A draft reference plan showing the dedication of lands to the Region must be forwarded to the Region of Peel for their approval prior to being deposited.
 - (p) The owner shall provide detailed engineering drawings for all required road and access works prior to the commencement of construction within the Region of Peel's right-of-way to the Region of Peel for their review and comments.
 - (q) The proposed access to Regional Road 50 shall be designed with an appropriate throat length (minimum 30 metres) to avoid potential queuing and adversely affecting the capacity on Regional Road 50.
 - (r) The owner agrees that all costs associated with the reference plan, transfer documents, road and access works within the Region's right-of-way including the design and construction of the required southbound right turn lane and extension of existing centre median shall be borne by the developer.
 - (s) A Noise Impact Study shall be approved to the satisfaction of the Commissioner of Planning, Design and Development Department. The applicant shall agree to implement any conditions of approval, including revisions to the concept plan resulting from the approval of the study.
11. That this decision be considered null and void and a new development application be required unless a zoning by-law is passed within 18 months of the Council approval of this decision.

Carried

- * E 2. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated April June 10, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law - Ted Chlebowski & Associates (1530429 Ontario Limited) – North side of Steeles Avenue West, East of the future Northerly Extension of Financial Drive - Ward 6** (File C4W1.10).

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PDD145- 2005

1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated June 10, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law - Ted Chlebowski & Associates (1530429 Ontario Limited) – North side of Steeles Avenue West, East of the future Northerly Extension of Financial Drive - Ward 6** (File C4W1.10) be received; and
2. That prior to the issuance of draft plan approval, the applicant shall prepare, to the satisfaction of the Planning, Design and Development Department, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps; in addition, all new roads (or portions thereof) shall be shown having street names which have been approved by the City and the Region of Peel.
3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
4. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval shall be received from the Regional Municipality of Peel, the Dufferin-Peel Catholic District School Board, Hydro One Networks, Futureway Communications, Enbridge Consumers Gas, Hydro One Brampton and Bell Canada and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments shall be accommodated as required.
5. That prior to issuance of draft approval, the applicant’s Environmental Noise Analysis, dated November 30, 2004, prepared by Valcoustics Canada Ltd. shall be amended and

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approved to the satisfaction of the Commissioner of Planning, Design and Development. In this regard, conditions of approval, including revisions to the plan and physical layout may be required.

6. That prior to issuance of draft approval, an Architectural and Landscape Design Brief shall be submitted and approved to the satisfaction of the Commissioner of Planning, Design and Development. The Architectural and Landscape Design Brief shall provide appropriate building architecture and landscape treatments to ensure that the proposed development is integrated with the surrounding area, and in this regard, shall also conform to the Architectural and Landscape Design Guidelines for the approved Copper Ridge Community (Steeles Confour Investments Ltd.) The Architectural and Landscape Design Brief shall provide upgraded facades and appropriate upgraded fencing for all dwellings and lots visible from Steeles Avenue West, including a window road design treatment and appropriate landscaping in accordance with City standards. In this regard, conditions of approval, including revisions to the plan and physical layout may be required.
7. That prior to issuance of draft approval, a Heritage Impact Assessment shall be submitted and approved to the satisfaction of the Commissioner of Planning, Design and Development. The Heritage Impact Assessment shall confirm the impacts of the new development on the existing heritage building, including an analysis of the potential retention and integration of the building into the development. The Heritage Impact Assessment shall also outline measures to secure the existing building from threat of arson or continued structural decay to the satisfaction of the City. In this regard, conditions of approval, including revisions to the plan and physical layout may be required.
8. That prior to the issuance of draft plan approval, a signed Landowners Cost Share Agreement shall be provided to the City's satisfaction that addresses all community land uses required to implement an appropriate portion of the Bram West Secondary Plan, and outlines the responsibilities and obligations of each potential party. In this regard, conditions of approval may be required.

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9. That given Brampton City Council has endorsed, subject to consultation, a Strategic Response to Growth including a proposed Development Cap of 5,500 units to be draft approved per year and directed development of a transition and implementation strategy, prior to the issuance of draft plan approval for the subject property, a final decision shall be made by Brampton City Council as to the merits of the application in the context of the Growth Management transition and implementation strategy, and until such time, staff are not authorized to issue draft plan approval.
10. That the subject application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan/Secondary Plan and Zoning By-law.
11. That prior to the issuance of draft plan approval, the applicant shall agree, in writing to the form and content of an implementing zoning by-law to the satisfaction of the Commissioner of Planning, Design and Development.
12. That prior to the issuance of draft plan approval, the applicant shall demonstrate to the satisfaction of the Engineering and Development Services Division that the subject lands can be serviced with municipal services and that the grading of the proposed development is compatible with the adjacent development, Steeles Confour, 21T-01018B. In this regard, the applicant is encouraged to contact the owner of the adjacent land, Steeles Confour, to ensure that these requirements can be satisfied.
13. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee to be addressed as prior to draft plan approval have been addressed, subject to the following:
 1. any necessary red-line revisions to the draft plan identified by staff, including the following:
 - (a) a 3.0 metre wide walkway block –Block 20- shall be provided in a location satisfactory to the City that provides pedestrian access from “Noranda Court” to Steeles Avenue West.

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2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
- (a) The applicant shall provide upgraded building facades and appropriate upgraded fencing for all dwellings and lots that are visible from Steeles Avenue West.
 - (b) The applicant shall provide a window road treatment according to City standards.
 - (c) If deemed necessary by the Commissioner of Planning, Design, and Development, and in accordance with the findings of the approved Heritage Impact Assessment, prior to registration, the applicant shall designate the property at 1628 Steeles Avenue West as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act. The owner shall agree to maintain the exterior and features in good and sound condition at all times prior to and during the development of the property, to secure and protect them from damage, by undertaking reasonable preventative maintenance, repair, stabilization and replacement whenever necessary as any prudent owner would normally do and in consultation with the City of Brampton.
 - (d) Prior to registration, the applicant shall demonstrate to the satisfaction of Credit Valley Conservation that the stormwater management pond located on the Steeles Confour Investments Limited subdivision (21T- 01-018B) is operational.
 - (e) Prior to registration, the applicant shall make arrangements satisfactory to the City and the Region of Peel to provide a sidewalk along this portion of the Steeles Avenue West frontage lands to support pedestrian access to transit services.

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14. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

- * E 3. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated June 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Korsiak and Company Limited (Mattamy (Goreway) Limited) – North side of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E11.12(B))

- PDD146-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated June 7, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Korsiak and Company Limited (Mattamy (Goreway) Limited) – North side of Castlemore Road, West of Goreway Drive - Ward 10** (File C7E11.12(B)) be received; and
 2. That the application be approved in principle, and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law, subject to the following:
 - a) That the Vales of Castlemore Secondary Plan be amended by changing the land use designation of the subject property from “Place of Worship” and “Stormwater Management” to “Low /Medium Density Residential”.
 - b) That the zoning by-law be amended by changing the zoning designation of the subject property from “Institutional One-Section 1840” to “R2A-Section 1832” and “R1C-Section 1839” and from “R1A-Section 1839” to “R1C-Section 1839”and “R2A-Section 1832”.
 3. That given Brampton City Council has endorsed, subject to consultation, a Strategic Response to Growth including a proposed Development Cap of 5500 units to be draft approved per year and directed development of a transition and implementation strategy,

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prior to the issuance of amended draft plan approval for the subject property, a final decision shall be made by City Council as to the merits of the application in the context of the Growth Management transition and implementation strategy, and until such time, staff are not authorized to issue amended draft plan approval.

4. That this decision of approval be considered null and void and a new development application be required, unless a Zoning By-law is passed within 36 months of the Council approval of this decision.

Carried

F. Committee of Adjustment Reports

- * F 1. Report from P. Snape, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated May 24, 2005, re: **Appeal of Committee of Adjustment Decision of Minor Variance Application A48/05 – 1191693 Ontario Inc., 7955 Torbram Road, Unit 9 – Ward 8** (File A48/05).

- PDD147-2005
1. That the report from P. Snape, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated May 24, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Appeal of Committee of Adjustment Decision of Minor Variance Application A48/05 – 1191693 Ontario Inc., 7955 Torbram Road, Unit 9 – Ward 8** (File A48/05) be received;
 2. That staff be directed to attend the June 28, 2005 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the subject Minor Variance application.

Carried

G. Policy Planning Reports

- G 1. Report from A. Smith, Manager, Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated June 8, 2005, re: **Places of Worship Policy Review** (File P13-1N).

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Discussion took place regarding the appointment of two Members of Council to participate as members of an Advisory Committee with respect to the Places of Worship Policy Review. City Councillors Hutton and Manning volunteered for the position.

The following motion was considered:

- PDD148-2005
1. That the report from A. Smith, Manager, Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated June 8, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Places of Worship Policy Review** (File P13-1N) be received; and
 2. That staff be directed to commence a study using the \$50,000.00 funding allocated for this purpose in the 2005 Capital Budget and based on the details in the draft Terms of Reference attached as Appendix A to the subject report; and
 3. That staff report back to the Planning, Design and Development Committee with a status update once a consultant has been selected and the study is underway; and
 4. That a Place of Worship Advisory Committee consisting of at least two Councillors appointed by City Council, City staff, developers and members of the faith groups be established to provide direction for the proposed Places of Worship policy review; and
 5. That City Councillors John Hutton and Garnett Manning be appointed as the Council Members of the Places of Worship Advisory Committee.

Carried

- * G 2. Report from A. Smith, Manager, Growth Management and Special Policy and K. Chawla, Policy Planner, Planning, Design and Development, dated June 9, 2005, re: **Region of Peel Transportation Planning Initiatives Including Regional Official Plan Amendment (ROPA) 16** (File P40-RTP).

- PDD149-2005
1. That the report from A. Smith, Manager, Growth Management and Special Policy and K. Chawla, Policy Planner, Planning, Design and Development, dated June 9, 2005, to the Planning, Design and

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Development Committee Meeting of June 20, 2005, re: **Region of Peel Transportation Planning Initiatives Including Regional Official Plan Amendment (ROPA) 16** (File P40-RTP) be received; and

2. That the “Region of Peel Official Plan Amendment 16 - Proposing Changes to the Transportation Network and Policies” be endorsed, with the request to make the following revisions/clarifications:
 - i) Suggested addition to the policy under section 5.6.4.2.7:

“ Within urban areas appropriate consideration will be given when planning and constructing regional roads to provide and accommodate an urban arterial cross section with sidewalks, lighting, bus bays/shelters, multi use paths and other required street furniture appropriate to the planned adjacent land uses”
 - ii) Section 5.6.5.2.1 be amended as:

“Support the implementation and protection of major transit corridors as shown on Schedule G as well as those additional higher order or priority transit corridors proposed on Regional Roads by the area municipalities or Provincial transit authorities.”
 - iii) Suggested addition for a new policy ‘Section 5.6.9.2.9’ under Transportation Demand Management as follows:

“Plan and design the regional arterial road system such that the network efficiency is optimized by implementing appropriate TDM measures to promote sustainable modes of transportation including public transit, cycling and walking”
 - iv) The North-South Corridor/Bramwest Parkway Study Area as identified on “*Schedule E*” amended to coincide with the Heritage Road as the eastern boundary and the boundary of the Northwest Brampton Study Area as the northern boundary.
3. That the SMART COMMUTE INITIATIVE be supported and staff be directed to:

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- a) Continue to provide input to the Region's initiative to form the Brampton TMA;
 - b) Prepare a joint Planning and Works Department Report discussing the opportunities to create a TDM implementation program.
4. That the Region of Peel be requested to as soon as possible initiate a formal process to develop a goods movement network for the Region along with the Area Municipalities, adjacent municipalities, MTO and other stakeholders and that Brampton Planning and Works staff be authorized to participate in this initiative and report back, as appropriate.
5. That the staff report and this decision be forwarded to the Region of Peel, the City of Mississauga, Town of Caledon and the Ministry of Transportation for their information.

Carried

- G 3. Report from A. Smith, Manager, Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated June 15, 2005, re: **Status Report: Brampton Strategic Response to Growth Transition and Implementation Strategy** (File P00GR).

With respect to a request from Committee for a staff presentation, staff advised that they were not prepared for a presentation at this time. A motion was introduced to refer the subject report to the Committee of Council meeting scheduled to be held on Wednesday, June 22, 2005, to allow staff to prepare for a presentation.

The following motion was considered:

- PDD150-2005 That the report from A. Smith, Manager, Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated June 15, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Status Report: Brampton Strategic Response to Growth Transition and Implementation Strategy** (File P00GR) be referred to the Committee of Council Meeting scheduled to be held on Wednesday, June 22, 2005, for a staff presentation to Committee.

Carried

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H. Building and Zoning Reports

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 8, 2005, re: **Application for a Permit to Demolish a Residential Property – 10519 Bramalea Road – Ward 9** (File G33 LA).

- PDD151-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 8, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Application for a Permit to Demolish a Residential Property – 10519 Bramalea Road – Ward 9** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

- H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, re: **Application for a Permit to Demolish 2 Residential Properties – 9323 The Gore Road – Ward 10** (File G33 LA).

Staff provided clarification with respect to concerns raised regarding security and maintenance of vacant properties and advised that property owners are advised of the City's guidelines for maintaining and securing vacant properties.

- PDD152-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 25, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Application for a Permit to Demolish 2 Residential Properties – 9323 The Gore Road – Ward 10** (File G33 LA) be received;
 2. That the application be approved subject to standard permit conditions.

Carried

I. Community Design - Parks Planning and Development Reports

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- I 1. Report from K. Walsh, Director of Community Design, Park Planning and Development and J. Leonard, Heritage Coordinator, Planning, Design and Development dated May 18, 2005, re: **Final Naming Recommendations for Certain Municipally Owned Assets (including Stormwater Management Ponds and Parkland)** (File M00).

Staff provided clarification with respect to concerns raised regarding the process and criteria followed for the naming of municipal assets.

- PDD153-2005
1. That the report from K. Walsh, Director of Community Design, Park Planning and Development and J. Leonard, Heritage Coordinator, Planning, Design and Development dated May 18, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Final Naming Recommendations for Certain Municipally Owned Assets (including Stormwater Management Ponds and Parkland)** (File M00) be received; and
 2. That the candidate names proposed to commemorate twenty-three municipal assets, as outlined within the report, be adopted; and
 3. That the “Municipal Naming Protocol for Municipal Assets” be amended accordingly.

Carried

- * I 2. Report from J. Leonard, Heritage Coordinator, Planning, Design and Development dated June 9, 2005, re: **Damage to Harrison Hewgill Pioneer Cemetery – 9749 Gore Road – Ward 10** (Files C10E9.5 and G33).

- PDD154-2005
1. That the report from J. Leonard, Heritage Coordinator, Planning, Design and Development dated June 9, 2005, to the Planning, Design and Development Committee Meeting of June 20, 2005, re: **Damage to Harrison Hewgill Pioneer Cemetery – 9749 Gore Road – Ward 10** (Files C10E9.5 and G33) be received; and
 2. That approvals of future block plans of subdivision, where pioneer cemeteries are present, be conditional upon a requirement that appropriate mitigation be completed to the satisfaction of the City of Brampton, including avoidance strategies, fencing, memorial plaques and heritage designation, as appropriate.

Carried

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J. Engineering and Development Services Reports - nil

K. Minutes - nil

L. Other/New Business/Unfinished Business

 L 1. **Monthly Update – Status of Highway 410 Extension - nil**

M. Referred Matters

* M 1. **List of Referred Matters – Planning, Design And Development Committee**

PDD155-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of June 20, 2005 (File P45GE) be received.

Carried

N. Deferred Matters - nil

O. Correspondence - nil

P. Question Period - nil

Q. Public Question Period - nil

R. Closed Session - nil

S. Adjournment

PDD156-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, July 4, 2005 at 7:00 p.m. or at the call of the Chair.

Carried



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

June 27, 2005

Public Meeting

Vice Chair Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
City Councillor J. Hutton – Wards 2 and 6
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Member Absent: City Councillor G. Gibson – Wards 1 and 5 (**Chair**) (other municipal business)
Regional Councillor J. Sprovieri - Wards 9 and 10 (other municipal business)
City Councillor B. Callahan – Wards 3 and 4 (vacation)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Manager, Growth Management and Special Policy
P. Aldunate, Policy Planner

Management and Administrative Services Department
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 9:42 a.m., and adjourned at 10:42 a.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD157-2005	Approval of Agenda
B.	Conflicts of Interest
C 1.	Draft Official Plan Amendment - Brampton Strategic Response to Growth (File P00GR)
D.	Question Period
E.	Public Question Period
F. PDD158-2005	Adjournment

Regional Councillor P. Palleschi, Vice Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD157-2005 That the agenda for the Planning, Design and Development Committee Meeting dated June 27, 2005, be approved.

Carried

B. Conflicts of Interest - nil

C. Public Meeting

C 1. Draft Official Plan Amendment - Brampton Strategic Response to Growth (File P00GR)

Mr. A. Smith, Manager, Growth Management and Special Policy, Planning, Design and Development, explained that the purpose of the proposed official plan amendment was to review a proposed Official Plan Amendment to implement the City recommended Strategic Response to Growth and to incorporate policies in the City's Official Plan to address the unprecedented high growth levels in the City. He stated that some of the proposed initiatives in the amendment will apply to specific areas such as the Downtown and Central Area while other initiatives will be applied on a City-wide basis. He gave a presentation highlighting the following:

- Strategic response to growth
- Brampton OP Review target completion date – December 2005
- Population and Employment Forecasts Discussion Paper
- Brampton is Positioned for Growth
- Population Forecast by new growth areas
- Historical and future population growth
- National Picture: Residential Construction, 2004
- Draft Official Plan Amendment to Implement Strategic Response
- Legislative Constraints
- Development Cap
- Block Plan Process
- Transition strategy
- Implementation strategy
- Planning process summary
- Proposed work plan

Mr. Smith concluded his presentation with details of the growth implementation timelines and the benefits of the program.

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Mr. Michael Gagnon, GLB Urban Planners Inc. on behalf of the Development Industry CAP Group made the following comments:

- understood Council's motivation for endorsing the proposed annual development cap but he is not favour of it
- not convinced that the measures being proposed will be beneficial to the City's in its efforts to manage the high pace of growth
- indicated that he had previously submitted correspondence to staff outlining a number of concerns
- noted that there were 7 key areas that needs to be focused upon
- requested Committee to be flexible and receptive to the needs of the development industry
- urged that during this process consideration be given to fundamental principles such as fairness, equity, transparency and objectiveness
- suggested that an additional workshop that includes the Members of Council and the Commissioner of Planning, Design and Development be arranged to discuss a range of projects that the industry would like added for discussion

Mr. Gagnon was advised to submit a list of the key points to staff that he would like to be addressed on this matter.

Mr. Haydn Matthews, Great Gulf Group, made the following comments:

- shared the concerns of Mr. Gagnon
- concerned about the impact of the cap on development charges
- needs a more positive response from staff on issues related to development charges
- current development charges framework is a disincentive to the development industry to build roads and infrastructure in advance
- development cap would be more effective at controlling growth if it were administered at the registration and building permit stage
- having a draft approved plan provide assurance to financial institutions for funding
- implementation guidelines are required
- proposal that would require the submission of multiple applications and draft plan approvals is redundant and increases workload for staff
- advised that York Region implemented cap and phasing at registration and building permit stage
- noted that the work program may not correspond to the reality of certain situations around the City. (i.e. suggested Kaneff may not be prepared to develop Lionhead Golf Club within the next few years).
- requested a meeting with staff and Members of Council

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Mr. Matthews was advised to submit a list of the key points to staff that he would like to be addressed on this matter.

Mr. Randy Ramadin, c/o Century 21, 2 Royalcrest Road, Toronto made the following comments:

- congratulated Council and staff for the measures that are being taken to control development
- issues such as the cost of road widening should be passed on to developers and builders and should be viewed as a social responsibility.
- suggested that the City should be made accessible to low income home owners
- consideration should be given to the development of high rise apartment buildings which would generate a higher tax base for the City
- felt that urban sprawl was too rampant, that more mixed residential development is required
- urged Committee to encourage an alliance with the provincial and federal government to consider more high rise apartment buildings
- questioned what the City is doing with Public Transit and felt that a 'vision' was required

Mr. Eddie, Paradise Homes, 625 Cochrane Drive, Markham made the following comments:

- agrees with the comments of Mr. Gagnon and Mr. Matthews
- not in support of cap as proposed
- to regulate growth the cap should be tied to the building permit process instead of draft plan approvals process
- financial institutions hesitate to provide funding for development unless plans are draft approved.

Ms. Anna Przychodzki, 55 Seaborn Road, Brampton, made the following comment:

- suggested that affordable housing and mixed residential development be considered in the same subdivision.

Ms. Przychodzki was advised by Committee that the Region of Peel provides affordable housing in areas that allow mixed residential development.

Staff confirmed that the comments provided and the issues raised at this meeting will be considered as part of the ongoing process of the official plan review.

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E. Question Period - nil

F. Public Question Period - nil

G. Adjournment

PDD158-2005 That the Planning, Design and Development Committee do now adjourn
to meet again on Monday, April 4, 2005 at 7:00 p.m. or at the call of the
Chair.

Carried



Brampton

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Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

July 4, 2005

- Chair:** Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice Chair**)
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
- Member Absent:** City Councillor G. Gibson – Wards 1 and 5 (Chair) (other municipal business)
Regional Councillor J. Sprovieri - Wards 9 and 10 (vacation)
City Councillor S. Hames – Wards 7 and 8 (other municipal business)
City Councillor G. Manning – Wards 9 and 10 (vacation)
- Staff Present:**
- Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning & Land Development Services.
R. Bino, Director of Engineering and Development Services
K. Walsh, Director of Community Design, Park Planning and Development
K. Ash, Manager of Development Services
C. Gervais, Development Planner
- Legal Services Department**
M. Kitawaga, Legal Counsel
- Management and Administrative Services Department**
K. Zammit, Director of Council and Administrative Services and
Acting City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:08 p.m. and adjourned at 7:35 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD159-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD160-2005	Application to Amend the Official Plan and Zoning By-Law 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) – Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard - Ward 9 (File C5E11.17).
E.	Delegations
F.	Development Team Reports
G1. PDD161-2005	Brampton Official Plan Review – Retail Policy Review Study (File P25 OF)
G2. PDD162-2005	Brampton Official Plan Review – Office Strategy Discussion Paper (File P25 OF)
G3 PDD163-2005	Status Report – Town of Halton Hills Draft Official Plan (P28 HA).
G4. PDD164-2005	Downtown Brampton Development Within the Spill Zone of the Etobicoke Creek (File P26 SP7)
G5. PDD165-2005	Environmental Screening for Proposed Power Plant - Highway 407 & Highway 10 in the City of Mississauga (File N 01)
G6. PDD166-2005	Status Report – GO Transit Rail Expansion for Georgetown Corridor (File P40GO)
H.	Committee of Adjustment Report
I.	Building and Zoning Reports

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Planning, Design and Development Committee

- | | | |
|------------|--------------------|--|
| J1. | PDD167-2005 | Heritage Designation of all Heritage Cemeteries in the City of Brampton (File G33). |
| J2. | PDD168-2005 | Proposal to Remove Lots 164 -188 Plan M-1523 from he Boundary of Churchville Heritage Conservation District – Ward 6 (File G33) |
| J3. | PDD169-2005 | Heritage Designation of Creditdale Farm - 8028 Creditview Road – Ward 6 (File G33) |
| J4. | PDD170-2005 | Chinguacousy Park Ski Hill Expansion & Watercourse Revitalization (File R17.CH) |
| J5. | PDD171-2005 | Status of Central Area Planning Services (File P04.BDDC) |
| K. | | Engineering and Development Services Reports |
| L. | | Minutes |
| M. | | Other/New Business/Unfinished Business |
| M1. | | Monthly Update – Status of Highway 410 Extension |
| N1. | PDD172-2005 | List of Referred Matters - Planning, Design and Development Committee |
| N2. | PDD173-2005 | Bram West Secondary Plan Review |
| O. | | Deferred Matters |
| P. | | Correspondence |
| Q. | | Question Period |
| R. | | Public Question Period |
| S. | | Closed Session |
| T. | PDD174-2005 | Adjournment |

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Planning, Design and Development Committee

A. Approval of the Agenda

PDD159-2005 That the agenda for the Planning, Design and Development Committee Meeting dated July 4, 2005, be approved as presented.

Carried

B. Conflicts of Interest

City Councillor Bob Callahan declared a conflict with respect to Item D1, re: Application to Amend the Official Plan and Zoning By-Law 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) – Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard - Ward 9 (File C5E11.17). He advised that he has provided professional services to one of the principals.

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G2, G3, G4, G6, J1, J2, J3, N2)

D. Public Meeting Reports

D 1. Report from K. Ash, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated May 31, 2005, re: **Application to Amend the Official Plan and Zoning By-Law 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) – Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard - Ward 9** (File C5E11.17).

Note: City Councillor Bob Callahan declared a conflict with respect to Item D1, re: Application to Amend the Official Plan and Zoning By-Law 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) – Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard - Ward 9 (File C5E11.17). He advised that he has provided professional services to one of the principals.

Members of the public present did not wish to speak but requested a presentation of the proposal.

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Ms. C. Gervais, Development Planner, gave a presentation and provided details of the proposal to permit the development of an office building and accessory retail uses at the subject site.

- PDD160-2005
1. That the report from K. Ash, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated May 31, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Application to Amend the Official Plan and Zoning By-Law 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) – Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard - Ward 9** (File C5E11.17) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

E. Delegations - nil

F. Development Team Reports - nil

G. Policy Planning Reports

- * G 1. Report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated May 30, 2005, re: **Brampton Official Plan Review – Retail Policy Review Study** (File P25 OF).

- PDD161-2005
1. That the report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated May 30, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Brampton Official Plan Review – Retail Policy Review Study** (File P25 OF) be received; and,
 2. That staff be authorized to release the Brampton Official Plan Review – Retail Policy Review Study prepared by Malone Given Parsons for public consultation and that the City consult with

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Planning, Design and Development Committee

relevant stakeholder groups through a workshop session to receive comments on the Retail Policy Review Study before proceeding to revise the Official Plan; and,

3. That staff be directed to report back to Planning, Design and Development Committee with the results of the consultation, and final recommendations on changes to the retail section of the Brampton Official Plan; and,
4. That the City Clerk be directed to forward a copy of the subject report and the decision of Council to the Regions of Peel, York and Halton, the City of Toronto, and to the area municipalities of Mississauga, Caledon, Halton Hills and Vaughan for their information.

Carried

- * G 2. Report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated June 27, 2005, re: **Brampton Official Plan Review – Office Strategy Discussion Paper** (File P25 OF).

- PDD162-2005
1. That the report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated June 27, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Brampton Official Plan Review – Office Strategy Discussion Paper** (File P25 OF) be received; and
 2. That staff be authorized to release the “Brampton Official Plan Review Office Strategy Discussion Paper” for public consultation and that the City consult with relevant stakeholder groups through a workshop session to receive comments on the Discussion Paper before proceeding to revise the Official Plan; and,
 3. That staff be directed to report back to Planning, Design and Development Committee with results of public consultation, and final recommendations on changes to the office strategy of the Brampton Official Plan; and,
 4. That the City Clerk be directed to forward a copy of the subject report and the decision of Council to the Regions of Peel, York and Halton, the City of Toronto, and to the area municipalities of Mississauga, Caledon, Halton Hills and Vaughan for their information.

Carried

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Planning, Design and Development Committee

- * G 3. Report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated June 10, 2005, re: **Status Report – Town of Halton Hills Draft Official Plan** (P28 HA).

- PDD163-2005
1. That the report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated June 10, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Status Report – Town of Halton Hills Draft Official Plan** (P28 HA) be received; and,
 2. That the Town of Halton Hills be requested to fully address the comments and suggested changes to the draft Official Plan contained in the subject report through a meeting with Brampton staff prior to the adoption of a new Official Plan by Halton Hills Council; and,
 3. That the City Clerk be directed to forward a copy of the subject report and the decision of Council to the Town of Halton Hills, Regional Municipality of Halton and Peel, and the Ministry of Municipal Affairs and Housing (Municipal Services Office, Central Branch) for their consideration.

Carried

- * G 4. Report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated June 27, 2005, re: **Downtown Brampton Development Within the Spill Zone of the Etobicoke Creek** (File P26 SP7).

- PDD164-2005
1. That the report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated June 27, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Downtown Brampton Development Within the Spill Zone of the Etobicoke Creek** (File P26 SP7) be received; and,
 2. That Toronto and Region Conservation be requested to apply the policy provisions of the City of Brampton's Special Policy Areas in Secondary Plan Area 7 when commenting on development applications in Downtown Brampton; and,

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3. That the Ministry of Municipal Affairs and Housing be directed to resolve this conflict between the Provincial Policy Statement and “Places to Grow” Plan and determine that development/redevelopment in the Downtown Brampton Special Policy Area is permitted subject to the current provisions of the applicable secondary plan; and
4. That the City Clerk be directed to forward a copy of the subject report and the decision of Council to the Toronto and Region Conservation, Region of Peel, Ministry of Municipal Affairs and Housing, Ministry of Public Infrastructure Renewal, MPP Linda Jeffrey, MPP Vic Dhillon and MPP Kuldip Kular for their information.

Carried

- G 5. Report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated June 21, 2005, re: **Environmental Screening for Proposed Power Plant - Highway 407 & Highway 10 in the City of Mississauga** (File N 01).

Staff confirmed that notice of an open house on this matter was published in the Brampton Guardian and a second open house is being recommended, notice of which will be published in the Guardian.

A motion was introduced to approve the staff recommendation as amended to add the following Clause:

“That staff advise the proponent in this matter that the area residents who would be impacted by the project are to be sent individual notices informing them of the proposal and to ensure that notice is published in the Brampton Guardian”.

- PDD165-2005
1. That the report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated June 21, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Environmental Screening for Proposed Power Plant - Highway 407 & Highway 10 in the City of Mississauga** (File N 01) be received; and,

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2. That the project proponent be requested to convene another open house to present the results of the noise and emission studies to the general public and to confirm to Council in advance that this will be done; and,
3. That staff be directed to report back to City Council with a detailed response once the Environmental Review Report has been completed by the project proponent; and,
4. That the City Clerk be directed to forward a copy of the subject report and the decision of Council to the City of Mississauga and the Ministry of Environment for information and that the City of Mississauga be advised that the City of Brampton be given notice of any Council resolution with respect to this matter.
5. That staff advise the proponent in this matter that the City requests that area residents who would be impacted by the project are to be sent individual notices informing them of the proposal and to ensure that notice is published in the Brampton Guardian.

Carried

- * G 6. Report from A. Smith, Manager, Growth Management and Special Policy, and K. Chawla, Policy Planner, Planning, Design and Development, dated June 27, 2005, re: **Status Report – GO Transit Rail Expansion for Georgetown Corridor** (File P40GO).

- PDD166-2005
1. That the report from A. Smith, Manager, Growth Management and Special Policy, and K. Chawla, Policy Planner, Planning, Design and Development, dated June 27, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Status Report – GO Transit Rail Expansion for Georgetown Corridor** (File P40GO) be received; and,
 2. That the Environmental Assessment and Preliminary Design Study for the Georgetown North Rail Corridor to plan for the ‘Expansion of Georgetown Commuter Rail Service’ to provide for the eventual two-way all day GO train service through the City of Brampton, be endorsed, including the specific study tasks of:

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- a) Planning and designing the construction of additional tracks on CN's Halton Sub-division;
 - b) Identifying an appropriate location for a train storage/potential layover facilities beyond the Mount Pleasant Station to the most westerly location practical;
 - c) Identifying and protecting the property requirements for GO Transit expansion adjacent to the corridor; and
 - d) Formulating strategies for improving existing road-rail crossings.
3. That City staff continue to provide input to GO Transit to ensure that the City's objectives relative to the provision of an ultimate two-way all day service and related road network improvements at rail-road crossings are carried out in accordance with the City's broad network objectives.
4. That City staff continue their dialogue with GO Transit staff to carry out the proposed improvements such that the Georgetown rail section has the necessary capacity to provide for two-way all day rail service to Brampton by the year 2009 as planned.
5. That the subject report and the decision of Council be forwarded to GO Transit, Region of Peel, the City of Mississauga and the Town of Caledon for their information.

Carried

H. Committee of Adjustment Reports - nil

I. Building and Zoning Reports - nil

J. Community Design - Parks Planning and Development Reports

- * J 1. Report from A. Taranu, Manager, Urban Design and Public Spaces, and J. Leonard, Heritage Coordinator, Planning, Design and Development dated May 31, 2005, re: **Heritage Designation of all Heritage Cemeteries in the City of Brampton** (File G33).

- PDD167-2005 1. That the report from A. Taranu, Manager, Urban Design and Public Spaces, and J. Leonard, Heritage Coordinator, Planning,

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Design and Development dated May 31, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Heritage Designation of all Heritage Cemeteries in the City of Brampton** (File G33) be received; and

2. That all cemeteries as described in the subject report, be designated under Part IV of the *Ontario Heritage Act* (R.S.O. 1990,c.O.18) as being real property of cultural heritage value or interest; and,
3. That staff working in conjunction with the City Clerk, be authorized to give Notice of Intention to Designate as per the requirements of the Heritage Act and prepare the Designation By-laws.

Carried

- * J 2. Report from K. Walsh, Director of Community Design, Park Planning and Development and J. Leonard, Heritage Coordinator, Planning, Design and Development dated June 9, 2005, re: **Proposal to Remove Lots 164 -188 Plan M-1523 from the Boundary of Churchville Heritage Conservation District – Ward 6** (File G33).

- PDD168-2005
1. That the report from K. Walsh, Director of Community Design, Park Planning and Development and J. Leonard, Heritage Coordinator, Planning, Design and Development dated June 9, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Proposal to Remove Lots 164 -188 Plan M-1523 from the Boundary of Churchville Heritage Conservation District – Ward 6** (File G33) be received; and
 2. That the existing boundary of the Churchville Heritage Conservation District be amended to remove Lots 164-188 (Hallstone Road) on Registered Plan 43M-1523 (John Beresford on behalf of 2022297 Ontario Limited, Marvelle Homes, Streetsville Glen Plan of Subdivision) from the Heritage District; and,
 3. That a by-law be prepared accordingly.

Carried

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- * J 3. Report from K. Walsh, Director of Community Design, Park Planning and Development and J. Leonard, Heritage Coordinator, Planning, Design and Development dated June 2, 2005, re: **Heritage Designation of Creditdale Farm - 8028 Creditview Road – Ward 6** (File G33).

- PDD169-2005
1. That the report from K. Walsh, Director of Community Design, Park Planning and Development and J. Leonard, Heritage Coordinator, Planning, Design and Development dated June 2, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Heritage Designation of Creditdale Farm - 8028 Creditview Road – Ward 6** (File G33) be received; and
 2. That a by-law be prepared designating Creditdale Farm, located at 8028 Creditview Road under Part 1V of the *Ontario Heritage Act* (R.S.O. 1990,c.O.18) as being real property of cultural heritage value or interest.

Carried

- J 4. Report from K. Walsh, Director of Community Design, Park Planning and Development and E. Borges, Landscape Architect, Planning, Design and Development, dated July 4, 2005, re: **Chinguacousy Park Ski Hill Expansion & Watercourse Revitalization** (File R17.CH).

- PDD170-2005
1. That the report from K. Walsh, Director of Community Design, Park Planning and Development and E. Borges, Landscape Architect, Planning, Design and Development, dated July 4, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Chinguacousy Park Ski Hill Expansion & Watercourse Revitalization** (File R17.CH) be received; and,
 2. That staff be directed to re-initiate the master plan process for the entire park by re-activating the existing purchase order with Dutoit, Allsop, Hillier;
 3. That staff be directed to re-activate the Purchase order with KMK Consultants Ltd. to proceed with the preparation of detailed drawings and specifications for construction of both the ski hill according to enhanced Option 2 and watercourse revitalization as described in this report;

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4. That staff be directed to include the additional funding requirements for the ski hill development, watercourse revitalization, and supporting infrastructure in the proposed 2006 capital budget.
5. That staff be directed to call for public tender for the ski hill and watercourse construction, including supporting infrastructure upon approval of the 2006 capital budget;
6. That staff be directed to report back with recommendations on the optional infrastructure associated with the ski hill and watercourse as determined through the master plan process;
7. That staff, in consultation with the Mayor and the City and Regional Councillor of Ward 7 and 8, be directed to implement a communications strategy for the City and immediate neighbourhood regarding the construction of the ski hill and watercourse, prior to calling for tenders on the project.

Carried

- J 5. Report from K. Walsh, Director of Community Design, Park Planning and Development and A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, dated June 20, 2005, re: **Status of Central Area Planning Services** (File P04.BDDC).

Staff responded to questions with respect to the coordination of the efforts and initiatives of staff with the Brampton Downtown Development Corporation (BDDC) and advised that a protocol would have to be established with a two way mechanism to ensure that there is a free flow of information between staff and the BDDC.

There was discussion on the color that is being used by some of the buildings in the downtown and the impact of Provincial legislation that limits site plan control on such elements as color and facades in the downtown.

A motion was introduced to approve the staff recommendation as amended to add the following clause:

“That Legal Services be directed to review opportunities through private legislation to apply greater site plan control within the Central Area.”

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- PDD171-2005
1. Report from K. Walsh, Director of Community Design, Park Planning and Development and A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, dated June 20, 2005, to the Planning, Design and Development Committee Meeting of July 4, 2005, re: **Status of Central Area Planning Services** (File P04.BDDC) be received; and
 2. That Legal Services be directed to review opportunities through private legislation to apply greater site plan control within the Central Area.

Carried

K. Engineering and Development Services Reports - nil

L. Minutes - nil

M. Other/New Business/Unfinished Business

M 1. Monthly Update – Status of Highway 410 Extension - nil

N. Referred Matters

N 1. List of Referred Reports – Planning, Design And Development Committee.

Staff responded to a question with respect to the Item #2003-326 (Highway 410/Mayfield Road) on the list and advised that it will be reviewed.

- PDD172-2005
- That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of July 4, 2005 (File P45GE) be received.

Carried

*** N 2. Bram West Secondary Plan Review**

Pursuant to Recommendation PDD139-2005 the following was referred to the meeting of June 20, 2005 for a comprehensive report.

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“That Credit Valley Conservation be advised that City Council considers the Gateway West Subwatershed Study to be a municipal document and that no update of the subwatershed Study is required unless Council requests a review pursuant to a formal request from the Credit Valley Conservation Executive and that such a review will be undertaken under the jurisdiction of the City of Brampton.”

PDD173-2005 That the following be deferred to the Council Meeting scheduled to be held July 11, 2005.

“That Credit Valley Conservation be advised that City Council considers the Gateway West Subwatershed Study to be a municipal document and that no update of the subwatershed Study is required unless Council requests a review pursuant to a formal request from the Credit Valley Conservation Executive and that such a review will be undertaken under the jurisdiction of the City of Brampton.”

Carried

O. Deferred Matters - nil

P. Correspondence - nil

Q. Question Period - nil

R. Public Question Period - nil

S. Closed Session - nil

T. Adjournment

PDD174-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, August 8, 2005 at 7:00 p.m. or at the call of the Chair.

Carried



Brampton

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

August 8, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice-Chair: Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8 (left at 10:00 p.m.)
City Councillor G. Manning – Wards 9 and 10

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning & Land Development Services.
R. Bino, Director of Engineering and Development Services
K. Walsh, Director of Community Design, Park Planning and
Development
K. Ash, Manager of Development Services
D. Waters, Manager, Land Use Policy
P. Cooper, Central Area Planner
N. Grady, Development Planner
M. Malik, Policy Planner
G. Charles, Development Planner

Legal Services Department

K. Hare, Legal Counsel

Management and Administrative Services Department

L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:05 p.m., and adjourned at 11:26 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD175-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD176-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Knockbolt Construction Ltd. (Metrus Development Inc.) Neighbourhood 803 – North-west corner of Bramalea Road and Dewside Drive – Ward 9 (File C4E15.6)
D2. PDD177-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Kerbel Group Inc. (Brampton West 6-2 Ltd.). – North-west corner of McLaughlin Road and Wanless Drive - Ward 6 (File C1W16.16)
D3. PDD178-2005	Application to Amend the Zoning By-Law – William Hewson / Realty Specialists Inc. (c/o GLB Urban Planners Ltd.) – South-west of the intersection of Queen Street East and Bramalea Road - Ward 8 (File C4E5.29)
D4. PDD179-2005	Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd. – East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10 (File C10E7.13)
D5. PDD180-2005	Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd - East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10 (File C10E7.14)
D6. PDD181-2005	Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Korsiak and Company-Morguard Investments Ltd. – East of Kennedy Road, North of Steeles Avenue East and West of Rutherford Road – Ward 3 (File C2E1.19)
D7. PDD182-2005	Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments (File P03 TC)

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- E1. PDD183-2005** Delegation - **Request to Amend Conditions of Draft Plan Approval 21T-02006B and Application to Amend the Zoning By-Law – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway East - Ward 10** (File C6E14.8) (See Item F9)
- E2. PDD184-2005** Delegation - **Application to Amend the Official Plan and Zoning By-law - Nortonville Estates Limited - South side of Vodden Street East between Lone Oak Avenue and Laurelcrest Street – Ward 8** (File C3E7.10) (See Item F10)
- E3. PDD185-2005** Delegation - **Stage One - Sub -Area 2 Block Plan (Springbrook Executive Community) Credit Valley Secondary Plan Area 45 - Ward 6** (File P26 S45) (See Item F11)
- E4. PDD186-2005** Delegation - **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, North of Castlemore Road – Ward 10** (File C7E12.11) (See Item F6)
- E5. PDD187-2005** Delegation - **Proposed Exemption from Interim Control By-law 274-2004 – 17 Chapel Street (southwest corner of John Street and Chapel Street – Ward 3** (File P26 CE) (See Item G2)
- F1. PDD188-2005** **Application to Amend the Official Plan and Zoning By – 2012241 Ontario Limited- (R. Chahal & J. Dhaliwal) - Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard – Ward 10** (File C5E11.17)
- F2. PDD175-2005** **Application to Amend the Official Plan and Zoning By – Hanh Nguyen / 11495 Hurontario Street – East side of Hurontario Street, midway between Mayfield Road and Conservation Drive - Ward 2** (File C1E17.24) (See Approval of Agenda)
- F3. PDD189-2005** **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Hermosa Development Ltd. & 669676 Ontario Ltd. South-east corner of Bramalea Road and Countryside Drive - Ward 9** (File C5E14.7)
- F4. PDD190-2005** **Application to Amend the Zoning By-law – Laurelpark Inc. – South-west corner of Castlemore Road and McVean Drive – Ward 10** (File C8E10.10)
- F5. PDD191-2005** **Application to Amend the Zoning By-law and Draft Plan of Subdivision – Vice Regal Developments Inc./Candevcon Ltd. –**

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East side of Airport Road, North of Castlemore Road – Ward 10 (File C7E11.8)

- F6. PDD186-2005 Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, North of Castlemore Road – Ward 10 (File C7E12.11) (See Delegation Item E4)**
- F7. PDD192-2005 Application to Amend the Zoning By-Law – Candevcon Limited (1281216 Ontario Inc.) – Various lands in the South east Quadrant of Countryside Drive and Airport Road - Ward 10 (File C7E15.8)**
- F8. PDD193-2005 Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sandringham Place Inc. (Metrus Development Inc.) - South east corner of Dixie Road and Countryside Drive - Ward 9 (File C4E15.6)**
- F9. PDD183-2005 Request to Amend Conditions of Draft Plan Approval 21T-02006B and Application to Amend the Zoning By-Law – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway East - Ward 10 (File C6E14.8) (See Delegation Item E1)**
- F10. PDD184-2005 Application to Amend the Official Plan and Zoning By-law - Nortonville Estates Limited - South side of Vodden Street East between Lone Oak Avenue and Laurelcrest Street – Ward 8 (File C3E7.10) (See Delegation Item E2)**
- F11. PDD185-2005 Stage One - Sub -Area 2 Block Plan (Springbrook Executive Community) Credit Valley Secondary Plan Area 45 - Ward 6 (File P26 S45) (See Delegation Item E3)**
- G1. PDD194-2005 Response to Recommendations by the Minister’s Advisory Panel on Environmental Assessment Reform (File NO1GE)**
- G2. PDD187-2005 Proposed Exemption from Interim Control By-law 274-2004 – 17 Chapel Street (southwest corner of John Street and Chapel Street – Ward 3 (File P26 CE) (See Delegation Item E5)**
- G3 PDD195-2005 Proposed Study of the Village of Churchville and Interim Control By-law – Ward 6 (File P24OV)**
- H. Committee of Adjustment Reports**

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- I1. PDD196-2005 Application for a Permit to Demolish a Residential Property – 1985 Bovaird Drive West – Ward 6 (File G33 LA).**
- I2. PDD197-2005 Application for a Permit to Demolish a Residential Property – 10980 McLaughlin Road – Ward 6 (File G33 LA).**
- I3. PDD198-2005 Building Division Quarterly Report – April 1 to June 30, 2005 (File B11)**
- J1. PDD199-2005 Key Changes to the *Ontario Heritage Act* – Bill 60 (File G33 LA)**
- J2. PDD200-2005 Heritage Designation of Kirkwood House – 133 Main Street South – Ward 4 (File G33 LA)**
- K. Engineering and Development Services Reports**
- L1. PDD201-2005 Minutes – Brampton Heritage Board – June 21, 2005**
- L2. PDD202-2005 Minutes – Brampton Heritage Board – July 19, 2005**
- M1. Monthly Update – Status of Highway 410 Extension**
- M2. Notice of Motion**
- N1. PDD203-2005 List of Referred Matters - Planning, Design and Development Committee**
- O. Deferred Matters**
- P1. PDD204-2005 Proposed Power Plants in Wards 1 and 5 – Eastern Power Greenfield South and North and North Power Project Proposals (File N 01)**
- Q. Question Period**
- R. Public Question Period**
- S. Closed Session**
- T. PDD205-2005 Adjournment**

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD175-2005 That the agenda for the Planning, Design and Development Committee Meeting dated August 8, 2005, be approved as amended as follows:

Delegation E 1 (Item F9) re: **Request to Amend Conditions of Draft Plan Approval 21T-02006B and Application to Amend the Zoning By-Law – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway East - Ward 10** (File C6E14.8)

- a) To withdraw 1) Vianne & Richelle Taylor, 2 Tangleridge Boulevard, Brampton
- b) To add Mr. Darren Steedman, Metrus Developments Inc., Concord.

Delegation E 4 (Item F6) re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, North of Castlemore Road – Ward 10** (File C7E12.11), to add the following:

- 2) Mr. Van Hai Nguyen, 90 Bloomsbury Avenue, Brampton
- 3) Mr. Sumeet Khullar, 88 Bloomsbury Avenue, Brampton
- 4) Mr. Hugh Hurd, 86 Bloomsbury Avenue, Brampton
- 5) Mr. Dave Ireland, 82 Bloomsbury Avenue, Brampton
- 6) Mr. Diarmuid Horgan, Candevcon Limited, Brampton.

To add Delegation E 5

Mr. Kevin Phooey, re: **Proposed Exemption from Interim Control By-law 274-2004 – 17 Chapel Street (southwest corner of John Street and Chapel Street – Ward 3** (File P26 CE) (See Item G2).

To defer Item F2 to the Planning, Design and Development Committee Meeting scheduled to be held on September 7, 2005 as follows:

Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, re: **Application to Amend the Official Plan and Zoning By – Hanh Nguyen / 11495 Hurontario Street – East side of Hurontario Street, midway between Mayfield Road and Conservation Drive - Ward 2** (File C1E17.24).

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To add the following correspondence to Item D7:

Correspondence from Mr. Michael Gagnon, GLB Urban Planners Ltd. dated August 8, 2005, on behalf of North West Brampton Landowners Group, re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments** (File P03 TC) (See Item D7).

Carried

B. Conflicts of Interest

City Councillor Bob Callahan declared a conflict with respect to Item F1, re: Application to Amend the Official Plan and Zoning By-Law - 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) – Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard - Ward 9 (File C5E11.17). He advised that he has provided professional services to one of the principals.

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F3, F4, F5, F7, F8, G1, G3, I1, I2, I3, J1, J2, L1, L2, N1, P1)

D. Public Meeting Reports

- D 1. Report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated July 15, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Knockbolt Construction Ltd. (Metrus Development Inc.) Neighbourhood 803 – North-west corner of Bramalea Road and Dewside Drive – Ward 9** (File C4E15.6) (See Item P1).

Members of the public present did not wish to see a presentation on this item.

Mr. Nick Ferraro, 10789 Bramalea Road, Brampton, stated that he made inquiries at the City over years with respect to future proposals for the subject property and staff was unable to confirm what was being proposed. He was under the impression that the lands were designated for a community park or a school site. He questioned what the impact of the proposed rezoning of these lands would have on his property and whether he could have his lands rezoned from its present use to a residential or commercial use.

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Mr. Steve Maxwell, 38 Royal Spring Crescent, Brampton, questioned the height of the high density block of 217 units that are being proposed, the cost of the units and whether they will be considered for subsidized housing.

Mr. Trevor Pereira, 34 Royal Spring Crescent, reiterated the concerns of Mr. Maxwell and added that he was also concerned about density as it was his understanding that there was a proposal for high density development north of the subject property.

Clarification was provided by staff that under the *Planning Act* any landowner can submit a rezoning application to the City for consideration. Staff advised that the Region of Peel should be contacted to address the concerns regarding subsidized housing as it is a Regional matter.

Staff confirmed that all the other issues raised by the residents at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD176-2005
1. That the report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated July 15, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Knockbolt Construction Ltd. (Metrus Development Inc.) Neighbourhood 803 – North-west corner of Bramalea Road and Dewside Drive – Ward 9** (File C4E15.6) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 2. Report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated July 22, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Kerbel Group Inc. (Brampton West 6-2 Ltd.). – North-west corner of McLaughlin Road and Wanless Drive - Ward 6** (File C1W16.16).

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No members of the public indicated that they wished to address Committee regarding this item.

- PDD177-2005
1. That the report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated July 22, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Kerbel Group Inc. (Brampton West 6-2 Ltd.). – North-west corner of McLaughlin Road and Wanless Drive - Ward 6** (File C1W16.16) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, re: **Application to Amend the Zoning By-Law – William Hewson / Realty Specialists Inc. (c/o GLB Urban Planners Ltd.) – South-west of the intersection of Queen Street East and Bramalea Road - Ward 8** (File C4E5.29).

Members of the public present did not wish to see a presentation on this item.

Mr. Bill Dolan, 164 Ridley Boulevard, Toronto, on behalf of the owners of the neighboring property, expressed concerns with respect to the range of uses that will be allowed at the subject site under a commercial zoning designation and the impact on his client. He requested that the range of uses be limited and all medical services be excluded because of the impact on his client who already provide facilities for medical use. He was also concerned about the parking deficiency that may arise by the subject proposal and its impact on his client. He noted that he would like to continue dialogue with staff and the applicant to resolve the concerns expressed.

Staff confirmed that all the issues raised by Mr. Dolan at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

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- PDD178-2005
1. That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Zoning By-Law – William Hewson / Realty Specialists Inc. (c/o GLB Urban Planners Ltd.) – South-west of the intersection of Queen Street East and Bramalea Road - Ward 8** (File C4E5.29) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 4. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, re: **Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd. – East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.13).

Members of the public present did not wish to see a presentation on this item.

Comments provided are with respect to Items D4 and D5.

Mr. Robert Heaton inquired whether residents were notified about a proposed nuclear waste incinerator in the area and suggested that information pertaining to this proposal and possible north-west prevailing winds be included in the subdivision agreement for the benefit of potential new home purchasers.

Staff confirmed that the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD179-2005
1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd. – East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.13) be received; and,

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2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 5. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, re: **Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd - East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.14).

Members of the public present did not wish to see a presentation on this item.

Mr. Robert Heaton's comments on Item D4 also apply to this item.

- PDD180-2005
1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd - East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.14) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 6. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated July 25, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Korsiak and Company- Morguard Investments Ltd. – East of Kennedy Road, North of Steeles Avenue East and West of Rutherford Road – Ward 3** (File C2E1.19).

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Members of the public present did not wish to see a presentation on this item.

Ms. Spyridoula Entenza, 2 Blackwell Place, Brampton, on behalf of her father, was of the opinion that there was already sufficient industrial uses within the vicinity of the subject proposal and suggested that consideration be given for commercial uses that would allow restaurants, grocery and retail uses.

Staff confirmed that the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD181-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated July 25, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Korsiak and Company-Morguard Investments Ltd. – East of Kennedy Road, North of Steeles Avenue East and West of Rutherford Road – Ward 3** (File C2E1.19) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 7. Report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated July 21, 2005, re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments** (File P03 TC).

Members of the public present requested a presentation on the proposal by the City of Brampton to amend the Official Plan and Zoning By-law to implement a Corridor Protection Area and related protection policies for the West Brampton area.

Mr. Tyrone Gan, iTrans, City's consultant on this item gave a presentation that included the following:

- Background and Previous Studies
 - Greenbelt protection plan
 - Norval By-pass

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- Northwest Brampton Transportation Infrastructure Study
- North-South Transportation Corridor Study – MTO & City of Brampton
- Brampton Official Plan
- Brampton Transportation and Transit Master Plan
- Highlights and Findings of Previous Studies
 - Family of Options Studied
- Planning and Environmental Assessment (EA) Process
- EA Planning and Decision Making Process
- Proposed Study Area
- Work Completed to date for Terms of Reference
- Coordination with MTO
- Next Steps and Conclusion

The Chair acknowledged the following submissions on this matter:

1. Mr. Michael Kovacevic, Goodman and Carr, letter dated August 3, 2005, on behalf of 1212949 Ontario Inc.
2. Mr. Ron Webb, Davis Webb Schulze and Moon, letter dated August 4, 2005, on behalf of Maple Lodge Farms Ltd.
3. Mr. Michael Gagnon, GLB Urban Planners Ltd., letter dated August 8, 2005, on behalf of North West Brampton Landowners Group.

Mr. Michael Kovacevic, Goodman and Carr, on behalf of 1212949 Ontario Inc., the owner of three parcels of lands within the Bram West Secondary Plan, made reference to correspondence dated August 3, 2005, which outlined his clients' concerns. For the benefit of Committee Mr. Kovacevic reiterated the concerns of his client and noted that he considers the proposal to amend the Brampton Official Plan and Zoning By-law to implement a corridor protection area and related policies for the Bram West Secondary Plan at this time to be "premature". He is of the opinion that the proposal places development restrictions on his client's lands which "amount to expropriation without compensation". He felt that more public consultation is required before any decisions on the proposed amendments are approved and urged Committee to refuse the proposal.

Mr. Mo Solomon, 2975 Highway 7 West, Brampton, advised that he did not receive notice of the public meeting on the subject proposal and would like to understand what is being proposed.

Mr. Colin Chung, Glen Schnarr and Associates, on behalf of the Bram West Group, stated that the Group is concerned with the implications of the Study Area on the timing of development and/or on the appropriate use of their land since the proposed Study Area will freeze their lands into unforeseeable future. The Group concurred with the completed iTrans Study of 2003 and requests that the City

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establish a clear process to determine the best and preferred location for a North/South Provincial Corridor at the outset of the EA process. The Group suggested that their concerns be addressed through revisions to the proposed Official Plan Amendment & Zoning By-Law in such a manner to provide policy flexibility. Mr. Chung advised that he will provide a detailed written submission to staff outlining the concerns of the Group.

Mr. Mark Argiriou, 2696 Embleton Road, Brampton, indicated that he is opposed to the proposed amendment to the Official Plan to implement a corridor protection area. He owns 18 acres of land within the Bram West Secondary Plan which he hopes to eventually sell for development. He is of the opinion that a proposal which will freeze development his lands and the lands of other families for an indefinite period of time is unfair. He requested that the affected residents be provided with a guarantee that the proposed environmental study will be completed as soon as possible so that the delay in development of their lands will be minimized. He advised that all concerned landowners will be encouraged to make written submissions to the City opposing the subject proposal.

Mr. Robert Heaton was of the opinion that the subject proposal will negatively impact the Town of Halton Hills, and questioned whether the affected residents were notified of the proposal. (Note: Staff confirmed that notice of this public meeting was circulated as required by the *Planning Act*).

Mr. Michael Gagnon, GLB Urban Planners Ltd., on behalf of the North West Brampton Landowners Group, made reference to his written submission outlining issues that the Group would like to have addressed. He advised that the Group supports Council and staff for the initiative taken regarding the Bram West Secondary Plan and the North-South Transportation Corridor and agrees that an amendment to the Official Plan and Zoning By-law is appropriate in the long term. He noted that the Group would welcome the opportunity to have further discussions with respect the issues that are outlined in his written submission.

Staff confirmed that all the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD182-2005 1. Report from D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated July 21, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments** (File P03 TC) be received; and,

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2. That the following correspondence, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments** (File P03 TC), be received:
 1. Mr. Michael Kovacevic, Goodman and Carr, letter dated August 3, 2005, on behalf of 1212949 Ontario Inc.
 2. Mr. Ron Webb, Davis Webb Schulze and Moon, letter dated August 4, 2005, on behalf of Maple Lodge Farms Ltd.
 3. Mr. Michael Gagnon, GLB Urban Planners Ltd., letter dated August 8, 2005, on behalf of North West Brampton Landowners Group; and,
3. That staff be directed to report back to the Council Meeting scheduled to be held on September 26, 2005 with the results of the Public Meeting and a staff recommendation on the City's proposed official plan and zoning by-law amendments.

Carried

E. Delegations

- E 1. Delegations, re: **Request to Amend Conditions of Draft Plan Approval 21T-02006B and Application to Amend the Zoning By-Law – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway East - Ward 10** (File C6E14.8) (See Item F9)

The following delegations were not in attendance for this item:

1. Antoine Kavwika, 32 Okanagan Drive, Brampton
2. Ted & Stephanie Savvaidis, 36 Kootenay Place, Brampton
3. David & Vanessa Contino, 38 Kootenay Place, Brampton

The following delegations were in attendance for this item:

1. Julie McPhee, 24 Okanagan Drive, Brampton
2. Melrose Denny, 3 Mountain Gorge Road, Brampton
3. Sumanjit Panfer, 49 Stonecrest Drive, Brampton
4. Mr. Darren Steedman, Metrus Developments Inc., Concord

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Ms. Julie McPhee, 24 Okanagan Drive, Brampton, advised that she read the staff report and is of the opinion that her concerns expressed at the public meeting held on June 6, 2005, have not been addressed and therefore she still opposes the subject proposal. She restated her concerns which included the impact of the increased density, the construction of pedestrian bridge to provide access to local streets, lack of sufficient amenities such as recreational facilities, parks, and schools and the safety and well-being of the residents of the community. Ms. McPhee provided a detailed written submission of her concerns with suggestions to resolve the issues she feels that have not been addressed.

Ms. Melrose Denny, 3 Mountain Gorge Road, Brampton, was concerned that the proposal would generate increased vehicular activity on Airport Road which already has a high volume of traffic. She questioned when the widening of Airport Road and Torbram Road will be completed. She was of the opinion that the completion of these roads will alleviate some of the potential traffic problems. With respect to the proposed pedestrian bridge she felt that it would be unsafe for residents and other options for access should be considered. She was also concerned about the lack of sufficient amenities such as recreational facilities, parks, and schools and the safety and well being of the residents of the community.

Mr. Sumanjit Panfer, 49 Stonecrest Drive, Brampton, agreed with the previous speakers and advised that the proposal should be considered from the resident's perspective as planning analysis have been proven to be wrong in the past.

Discussion took place regarding the issues raised by the delegations with respect to the construction of the pedestrian bridge and potential safety problems that may arise, safety measures that may be required, the location of parks, the timelines for the construction of parks, the need for sufficient park equipment, recreational facilities for residents.

Following the discussion staff responded to questions raised by Committee and advised that they will work with the developer to resolve the issues related to the safety of the pedestrian bridge and the construction of the parks and the possibility of adding extra amenities for residents.

In response to the issues raised by Committee, Mr. Darren Steedman, Metrus Developments Inc., the proponent in this matter, advised that opportunities for additional park facilities have been reviewed and can be accommodated through the site plan application process. He agreed to work with staff to resolve the issues related the park facilities.

A motion was introduced to approve the staff recommendation as amended to include the following Clause:

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“That staff be directed to work with the developer to advance the construction of the designated park at the south west corner of Grey Whale Road and Mountainash Road north of the public school to accommodate the needs of the residents”

Item F9 was brought forward and dealt with at this time.

- PDD183-2005
1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Request to Amend Conditions of Draft Plan Approval 21T-02006B and Application to Amend the Zoning By-Law – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway East - Ward 10** (File C6E14.8) be received; and
 2. That the following delegations, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Request to Amend Conditions of Draft Plan Approval 21T-02006B and Application to Amend the Zoning By-Law – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway East - Ward 10** (File C6E14.8) be received:
 1. Julie McPhee, 24 Okanagan Drive, Brampton
 2. Melrose Denny, 3 Mountain Gorge Road, Brampton
 3. Sumanjit Panfer, 49 Stonecrest Drive, Brampton
 4. Mr. Darren Steedman, Metrus Developments Inc., Concord

Amendment to Conditions of Draft Plan Approval for Draft Plan of Subdivision 21T-02006B:

3. That prior to the enactment of the amending zoning by-law, the conditions of draft approval for draft plan of subdivision 21T-02006B shall be amended and the draft approved plan revised through the use of red-line revisions to reflect the deletion of lots 648-662 and 665-674, deletion of Future Development Block 1146, deletion of Klondike Trail (Street “7”) over the valleyland and deletion of Grizzly Bear Court (Street “34”) in order to increase the area of Medium Density Block 1130 for condominium townhouses.

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4. That prior to the enactment of the amending zoning by-law, Phase/Stage 5 of draft plan of subdivision 21T-02006B shall be registered.

Application to Amend the Zoning By-law:

5. That prior to the enactment of the zoning by-law, outstanding comments and conditions shall be received from Canada Post and any appropriate “prior to enactment of zoning by-law ” conditions, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
6. That prior to the enactment of the amending zoning by-law, a Traffic Impact Study shall be approved to the satisfaction of the City and the Region of Peel. The applicant shall agree to implement any conditions of approval, including revisions to the concept plan resulting from the approval of the study.
7. That prior to the enactment of the amending zoning by-law, a Design Brief shall be prepared and approved by the Commissioner of Planning, Design and Development Department in accordance with City Policy. The Design Brief shall address, among other things, the compatibility of the proposed development with the adjacent land uses.
8. That prior to the enactment of the zoning by-law, satisfactory arrangements shall be made with the City of Brampton (in consultation with the Dufferin-Peel Catholic District School Board) to demonstrate that the necessary separate school sites to serve this area of the Sandringham – Wellington Secondary Plan are to be made available.
9. That prior to the enactment of the zoning by-law, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement.
10. That prior to the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:

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- 10.1 Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
- 10.2 The applicant shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws;
- 10.3 The applicant shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands;
- 10.4. The applicant shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy or make other arrangements to the satisfaction of the City for this payment.
- 10.5 A northbound left turn lane with an 80 metre storage and 75 metre taper shall be provided on Airport Road.
- 10.6 A southbound right turn lane with a 30 metre storage and 75 metre taper shall be provided on Airport Road.
- 10.7 Prior to site plan approval, the noise control measures recommended by Valcoustics Canada Ltd. in their acoustical report entitled "Environmental Noise Analysis, Airport Road Condos (Aspen Ridge Homes Ltd.) dated May 16, 2005 shall be updated and reflected into the approved plans, to the satisfaction of the City.
- 10.8 The applicant shall erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board are erected prior to registration.

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10.9 The applicant shall agree to include the following warning clauses in all agreements of purchase and sale of residential units until the permanent school for the area has been completed:

- (a) “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
- b) “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”;

10.10 The developer shall agree to erect and maintain signs at all major entrances to the proposed development which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Peel District School Board’s Transportation Policy.”

The above signs are to be to the Peel District School Board’s specifications and at locations determined by the Board.

10.11 The Peel District School Board required that the following clause be placed in any agreements of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the development agreement:

“Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools

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outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning Services Department of the Peel District School Board to determine the exact schools."

- 10.12 Arrangements satisfactory to the City and the Region of Peel for the provision of all matters and works relating to residential waste collection and disposal.
- 10.13 In accordance with Council's direction (via resolution F028-2002) concerning requests made of the City to assume private roads (such as the proposed 'common elements' condominium roadways), staff notes that it continues to be the policy of the City not to intentionally assume private roads, in order that the City may avoid assuming responsibility and liability for their future maintenance. Approval of the proposed draft plan of condominium will therefore require the proponent to provide notice to prospective purchasers or renters that the City assumes no responsibility for the future maintenance of the proposed condominium roads.
- 10.14 The applicant shall agree to prepare a preliminary community information map of the condominium townhouse development to be posted in a prominent location in each sales office where the townhouses will be sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps.
- 10.15 Prior to the submission of any grading and servicing plans or any grading on the subject property and prior to registration of the plan the applicant shall submit to the satisfaction of the Community Design, Parks Planning and Development Division an updated vegetation inventory and assessment for the preservation of as many trees as possible identified by the City, as desirable for preservation. The applicant shall update the July 30, 2003 document to reflect the current condition of the vegetation and reflect the proposed layout of the development (Phase 5) in relation to

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the vegetation. In this regard, the applicant shall be required to identify on the grading and drainage plans, and landscaping plans, the trees to be retained and the methodology proposed for their retention. This methodology shall include individual tree preservation plans, illustrating proposed building sites and working envelopes, existing and proposed grades and the trees to be protected or removed and shall be supported by a hydrologists report which recommends appropriate subdivision and grading techniques for the maintenance of existing surface runoff or ground water conditions necessary for the long term preservation of the trees identified for retention. All preservation and tree protection measures are to be installed and inspected by the City prior to pre-servicing of the subdivision.

- 10.16 The applicant shall implement the Design Brief including but not limited to the provision of appropriate building architecture, landscape treatments and other arrangements to accommodate the consolidation of street accessories such as newspaper boxes, mail boxes, utility boxes, etc. to the satisfaction of the City. In this regard, minor revisions to the plan may be necessary to provide sufficient space for such features.
- 10.17 The applicant shall comply with the architectural control policies of the City.
- 10.18 The applicant shall identify the optimal location of the proposed pedestrian bridge over the valleyland and a proposed route from both a cost and provision perspective. The pedestrian bridge proposal will be subject to a full design exercise/facility fit to be undertaken at the applicant's expense. The exercise will require conceptual engineering and grading plans, landscape plans, cost estimates, and a maintenance expenditure plan that identifies projected maintenance costs over the lifetime of the bridge. The applicant is required to coordinate the construction of the bridge and receive the necessary Toronto and Region Conservation Authority approvals.
- 10.19 The owner shall agree to provide a pedestrian bridge over the valleyland to the abutting lands to the south (draft plan of subdivision 21T-02006B).

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- 10.20 Detailed design drawings for the emergency access to Airport Road shall be approved to the satisfaction of the Region of Peel.
- 10.21 The owner shall agree that a 2.5 metre buffer block shall be gratuitously dedicated to the City at the rear of Lots 91 to 96, all-inclusive and between Lots 90 and 91. This 2.5 metre buffer block shall be zoned Floodplain (F) in the implementing zoning by-law.
- 10.22 The owner shall provide both an intermediate and junior tot lot area on the subject lands. The configuration of the tot lot areas will be determined through the site plan approval process.
11. That the Planning, Design and Development Committee recommend approval of the subject application and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
- (1) The subject site be rezoned from “Agricultural (A),” “Residential Single Detached C – Section 1261 (R1C – Section 1261)” and “Residential Single Detached D – Section 1262 (R1D – Section 1262)” to “Residential Townhouse A Zone – Special Section (R3A – Special Section)” with specific provisions.
12. That staff be directed to work with the developer to advance the construction of the designated park at the south west corner of Grey Whale Road and Mountainash Road north of the public school to accommodate the needs of the residents”
13. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

Carried

- E 2. Delegations, re **Application to Amend the Official Plan and Zoning By-law - Nortonville Estates Limited - South side of Vodden Street East between Lone Oak Avenue and Laurelcrest Street – Ward 8** (File C3E7.10)

The following delegations were not in attendance for this item:

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1. Mr. Peter Woods & Ms. Sheila Messa, 16 London Lane, Brampton
2. Ms. Heather DiDomizio, 15 Landsdowne Drive, Brampton
3. Mr. Scott Nagel, 10 Lone Oak Avenue, Brampton

Mr. Wayne Conaghan, 14 London Lane, Brampton, submitted correspondence dated July 31, 2005, on behalf of Mr. Peter Woods & Ms. Sheila Messa, 16 London Lane, Brampton, and advised that they were unable to attend the meeting. Mr. Conaghan thanked Committee and staff for recommending refusal of the subject application and requested that future rezoning applications for this site be dealt with in the same manner. He stated that Committee and staff has the support of the residents in the neighbourhood at the impending Ontario Municipal Board Hearing on this matter.

Item F10 was brought forward and dealt with at this time.

- PDD184-2005
1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Official Plan and Zoning By-law - Nortonville Estates Limited - South side of Vodden Street East between Lone Oak Avenue and Laurelcrest Street – Ward 8** (File C3E7.10) be received; and
 2. That the delegation of Mr. Wayne Conaghan, 14 London Lane, and the correspondence dated July 31, 2005, on behalf of Mr. Peter Woods & Ms. Sheila Messa, 16 London Lane, Brampton, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Official Plan and Zoning By-law - Nortonville Estates Limited - South side of Vodden Street East between Lone Oak Avenue and Laurelcrest Street – Ward 8** (File C3E7.10) be received; and,
 3. That the application be refused.

Carried

- E 3. Mr. Carl Brawley, Glen Schnarr and Associates, re: **Stage One - Sub -Area 2 Block Plan (Springbrook Executive Community) Credit Valley Secondary Plan Area 45 - Ward 6** (File P26 S45) (See Item F11)

Mr. Neal Grady, Development Planner, gave a presentation on this item which highlighting the following:

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- The Sub Area 2 Block Plan lands
 - 650 acres - bounded by Mississauga Road, Queen Street West, future Williams Parkway and Springbrook Creek
- Purpose of the presentation
 - Provide a brief planning chronology
 - Indicate conformity with block planning policies
 - Outline the essential block plan components that are achieved
 - Describe the vision for the Springbrook Executive Community sub area 2 block plan to promote high quality comprehensively planned development
 - List the block plan elements that are unique to sub-area 2

Mr. Carl Brawley, Glen Schnarr and Associates, thanked Members and staff for their time and effort spent on the Sub-Area 2 Block Plan proposal. He circulated a handout, 'Springbrook Community' and advised that he was present to respond to comments and questions.

Discussion followed and staff responded to comments and questions with respect to the following:

- Preservation of existing heritage homes
- Possibility of placing the proposed school sites and parks together
- Location of trails and landscape buffers
- Inclusion of 'live-work' units within the plan
- Stormwater management ponds and West Nile Virus
- Height restriction on buildings within the plan

A motion was introduced to approve the staff recommendation as amended to change the wording in Clause 2 (v) bullet #4 to read as follows:

“the preparation of a heritage assessment and feasibility study to recommend appropriate preservation strategies for the Reidon farmhouse heritage building involving the physical practicality of either preserving the heritage feature in it's current location as an integral feature of the commercial site, or alternatively, relocating the structure in a manner that protects it's integrity (costs to be borne by the proponent)”

A further motion was introduced to further amend the staff recommendations, to add the following clause:

“That staff review the location of trails in the Credit Valley lands through the Stage 2 Block Plan approval process”

Item F11 was brought forward and dealt with at this time.

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- PDD185-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated August 3, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Stage One - Sub -Area 2 Block Plan (Springbrook Executive Community) Credit Valley Secondary Plan Area 45 - Ward 6** (File P26 S45) be received; and,
 2. That the delegation of Mr. Carl Brawley, Glen Schnarr and Associates, and handout 'Springbrook Community', to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Stage One - Sub -Area 2 Block Plan (Springbrook Executive Community) Credit Valley Secondary Plan Area 45 - Ward 6** (File P26 S45) be received; and
 3. That the Block Plan for Sub-Area 2 of the Credit Valley Secondary Plan, consisting of a Block Design Plan dated May 19, 2005 as prepared by Glen Schnarr and Associates, an Urban Design Brief dated June 2005 as prepared by Glen Schnarr and Associates Inc., John G. Williams Limited and NAK Design Group, and associated technical studies be approved subject to the following conditions:
 - (i) Submission of information and/or a revised Block Design Plan that addresses the location, sizing and drainage boundaries of stormwater management facilities to service the proposed, future and existing development of the Springbrook Creek Community to the satisfaction of Credit Valley Conservation and the City of Brampton, i.e. H5 and H6; SW2 and SW3, S5, and W1.
 - (ii) That development approvals within Sub-Area 2 be in accordance with the City's Development Design Guidelines and associated Development Standards and the Design Workbook for Brampton's Upscale Executive Special Policy Areas"
 - (iii) That if it can not be demonstrated to the satisfaction of the City that turning circles can function from a transportation planning, operations, emergency services and design perspective, then these features shall be removed from the block plan and alternate design features and traffic calming measures shall be approved as deemed necessary by the City. Revisions to the Block Plan and physical layout resulting from this analysis shall be accommodated.

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- (iv) A City initiated amendment to the Credit Valley Secondary Plan shall be approved that (1) provides policies that incorporate live/work units into the existing approved residential designations (2) adds a “collector road” designation to the Secondary Plan land use schedule, to accommodate the north/south collector road proposed west of Huttonville Creek and linking Queen Street West with the future Williams Parkway extension. Revisions to the Block Plan and physical layout resulting from the approval or denial of the Official Plan Amendment shall be accommodated.
- (v) That the section of the sub-area 2 block plan that includes lands owned by Royal West Developments Inc. at the south-east intersection of Williams Parkway and Mississauga Road will be deferred, pending the consideration of an Official Plan Amendment that will address the proposed expanded commercial floor area and associated Secondary Plan policies and designations. The recommended consideration of the Official Plan Amendment shall be contingent upon the following requirements being addressed to the satisfaction of the City:
- A traffic impact study that tests the capacity of the surrounding road network to accommodate the proposed increase in commercial floor area along with the operational efficacy of proposed access locations.
 - A site specific urban design brief that addresses the strong physical presence of this expanded commercial area and demonstrates that it can be incorporated into the sub-area 2 host community and relate effectively to the adjacent executive housing areas.
 - A market impact/opportunity study to justify the larger commercial floor space allocation.
 - The preparation of a heritage assessment and feasibility study to recommend appropriate preservation strategies for the Reidon farmhouse heritage building involving the physical practicality of either preserving the heritage feature in it's

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current location as an integral feature of the commercial site, or alternatively, relocating the structure in a manner that protects it's integrity (costs to be borne by the proponent)"

- The submission of a complete application for an Official Plan Amendment.

Revisions to the Block Plan and physical layout resulting from the approval or denial of the Official Plan Amendment shall be accommodated.

(vi) That (1) the Block Design Plan dated May 19, 2005 as prepared by Glen Schnarr and Associates, shall be revised to the satisfaction of the Commissioner of the Planning, Design and Development Department as follows:

1. The View Vistas located on the west side of the western valley, just south of the northwestern turning circle and along the north-south collector road, just south of the Community Node and along the window road on the east side of the plan shall be coloured.
2. The View Vistas on the eastern edge of the woodlot shall be labeled.
3. The alternate road alignment located just north of the southeastern SWMP shall be clarified.
4. The eastern valleyland limit lines shall be clearly shown.
5. The location and limits of the south woodlot on the western edge of the eastern valley shall be shown and labeled .

That (2) the Urban Design Brief dated June 2005 as prepared by Glen Schnarr and Associates Inc., John G. Williams Limited and NAK Design Group shall be revised to the satisfaction of the Commissioner of the Planning, Design and Development Department as follows:

1. The document cover shall provide a space for a City approval stamp.

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2. It shall be clarified whether or not the missing section of the SWMP at the northeast corner of Mississauga Road and Queen Street is still a “holdout” as it seems indicated by the below-mentioned figures. If it is no longer a holdout parcel (as shown on the Block Design Plan), the below-mentioned figures shall be revised by including that parcel into the SWMP.

Figures *1.3a - Site Conditions, page 7;*
 1.4a - Heritage Buildings Key Plan, page 9;
 2.0 - Community Structure Plan, page 11;
 3.0a - Neighbourhood Plan, page 13;
 4.0d - Open Space System Plan, page 15;
 4.1e – Conceptual Pathways Plan, page 17;
 5.1b – Street Network Diagram, page 19;
 6.1b – Primary Streetscapes Plan, page 21;
 7.0d – Edges and Gateways Diagram, page
 24; and
 Appendix ‘J’, pullout plan

3. The below-mentioned figures shall be revised to show the SWMP and Regional Control just north of the Springbrook Special Study Area (northwest of Creditview Road).

Figures *2.0 - Community Structure Plan, page 11;*
 3.0a - Neighbourhood Plan, page 13;
 4.0d - Open Space System Plan, page 15;
 4.1e – Conceptual Pathways Plan, page 17;
 5.1b – Street Network Diagram, page 19;
 6.1b – Primary Streetscapes Plan, page 21;
 7.0d – Edges and Gateways Diagram, page
 24; and
 Appendix ‘J’, pullout plan

4. *Figure 4.0d - Open Space System Plan, page 15* – the northern woodlot shall be coloured in.
5. *Figure 5.1b – Street Network Diagram, page 19* – the label of this figure shall be revised to read, “Street Network Diagram”, not “Diagram – Street Network”.

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6. *Figure 7.0d – Edges and Gateways Diagram, page 24* – the label of this figure shall be revised to read, “Edges and Gateways Diagram”, not “Diagram – Edges and Gateways”.
 7. *Appendix ‘E’: Community Node, page 47* – the Community Node Concept Plan shall be revised so that the Live/Work Unit illustrated on the corner has the same footprint and lot layout indicated in *Appendix ‘D’: Live-Work Unit – Live/Work Concept Plan at Turning Circle* on page 46 in order to be consistent.
 8. The lands outlined on Figure 3.0a as the Executive Housing Policy Area should be referred to as the Executive Residential Area.
 9. An appendix/appendices shall be added to the satisfaction of the Transit Division that includes a typology of locations/layout for transit stops at intersections, with particular attention given to the design of transit stops at the proposed turning circles/roundabouts.
- (vii) That final comments shall be received from the Transportation Planning Section of the City’s Planning, Design and Development Committee and the Region of Peel, and that revisions to the Block Plan and physical layout resulting from the receipt of these outstanding comments shall be accommodated.
- (viii) That the Environmental Implementation Report constituting the following approved technical reports, a Constraints Map; Stormwater Management Report; Fluvial Geomorphology Assessment; Slope Stability and Erosion Review; Assessment of Hydrogeologic Conditions; Springbrook Creek West Tributary – Natural Channel Design; and preliminary grading plan/s shall be approved to the satisfaction of the City’s Development Engineering Services and Environmental Services Division and Credit Valley Conservation.
- (ix) That the final the location and design of the Huttonville Creek Pedestrian Trail pathway shall be approved to the satisfaction of the City and Credit Valley Conservation.

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- (x) That the City of Brampton shall be advised by the Peel District School Board and the Dufferin Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the participatory landowners and the School Boards with respect to the sub-area 2 block plan lands. The Dufferin Peel Catholic District School Board will be provided with additional details related to the design of Stormwater Management Ponds SW2, and in particular, the extent of landscaping or fencing to be incorporated along any portion of the SWM pond frontage to buffer it from the adjacent elementary school to promote student supervision and safety.
- 4. That the following conditions shall be met prior to approval/draft approval and/or as conditions of approval/ draft plan approval for all applicable applications within Sub-Area 2:
 - a) That the Revised September 2004 Environmental Assessment for the Williams Parkway Extension prepared by Marshall Macklin Monaghan be appended to the final Block 2 Environmental Implementation Report. Prior to any conditions of approval for the Royal West Development Inc. and Tanyaville Holdings Inc. properties, that a preliminary detailed design of the Huttonville Creek watercourse crossing be provided to the satisfaction of the City of Brampton and Credit Valley Conservation that confirms that the road crossing is flood-free; accommodates wildlife passage, addresses the meander belt width hazard, protects Redside Dace survival habitat and maintains the recharge/discharge functions of the local silty, gravel-sand pockets. Issues involving the road alignment and the valley/watercourse crossing may require revisions to the Block Plan and/or physical layout of the road.
 - b) That the Traffic Impact Assessment prepared by Read Vorhees be approved to the satisfaction of the City and the Region of Peel, including an analysis confirming potential transit routes, stops and the ability to tie in with other transit options and corridors such as the proposed Mount Pleasant Go Station. Any conditions of approval, including revisions to the Block Plan and physical layout resulting from these comments, shall be accommodated;

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- c) That a Water Servicing Study and Hydrogeologic Report be finalized to the satisfaction of the Region of Peel.
 - d) That a Functional Servicing Report be finalized to the satisfaction of the City, the Region of Peel and Credit Valley Conservation.
- 5. That the final Block Plan, together with the supporting technical reports be revised and updated to reflect modifications arising from the resolution of all conditions identified in recommendation #2, recommendation #3, recommendation #5 as applicable and recommendation 6.
- 6. That the following growth management issues must be addressed to the City's satisfaction, prior to final block plan approval and/or draft plan approval of any plans/approval of any applications within the Credit Valley Sub-Area 2 Block Plan Area:
 - a. The Block Plan must be finalized addressing all the technical and community design requirements including required elements of an upscale executive housing community of approximately 500 homes (360 in Phase 1) and the core elements identified in Appendix A Section a) to the April 14, 2004 Recommendation Report Brampton Growth Management Program Implementation Credit Valley Secondary Planning Area.
 - b. An Interim Servicing Development Agreement must be entered into between the City and the landowners group dealing with the interim servicing mitigation issues identified Appendix A Section b) to the April 14, 2004 Recommendation Report Brampton Growth Management Program Implementation Credit Valley Secondary Planning Area.
 - c. The Staging and Sequencing Plan prepared by Glen Schnarr and Associates must be revised and approved by the City, the Region of Peel, the Peel District School Board and the Dufferin-Peel Catholic District School Board to reflect the most recent block plan submission and other new or updated information. The staging and sequencing plan shall provide a general framework for meeting the City's growth management requirements, including a commitment to provide the core infrastructure to serve the initial and subsequent phases of development. The final staging and sequencing plan should

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incorporate any approved revisions to the servicing boundary/boundaries as required in recommendation 6 d below, and provide for core infrastructure, including the provision of parks, school sites, the road network and sanitary and water services.

- d. Any revisions to the boundary of the area proposed to proceed on interim services as contemplated by the landowners group (i.e shared interim servicing) should be documented and submitted for review by City and Regional staff, with City and Regional Council approval of any boundary revisions required. The servicing boundary (boundaries) should clearly reflect the appropriate ratio of upscale executive residential homes as required by the conditions of interim servicing.
 - e. The Credit Valley Master Cost Sharing Agreement and the Sub-Area 2 Cost Sharing Agreement must be finalized to the satisfaction of the City and a written acknowledgement must be provided to the City from the Trustee appointed pursuant to the agreement that the interim servicing landowners have signed the agreement and have delivered any required deeds or made payments required by the agreements. In accordance with City Council direction, the Sub-Area 2 Cost Sharing Agreement will contain financial mechanisms and commitments for distributing the cost of the preservation of identified heritage resources amongst benefiting landowners.
7. That the boundaries of the “Springbrook Special Study Area” as shown on the Block Design Plan dated May 19, 2005 as prepared by Glen Schnarr and Associates be endorsed by City Council, and through the finalization of the sub-area 2 Cost Sharing Agreement and the assurance that a developer funded study option is provided for, and prior to final block plan approval, the Planning, Design and Development Department shall submit a Terms of Reference for the approval of City Council that examines, among other matters, urban design, market potential, servicing, growth management, and development standards for the “Springbrook Special Study Area, including an analysis as to whether or not an additional park is required in the vicinity to serve the Springbrook hamlet.
8. That all applications submitted within Sub-Area 2 be evaluated and approved in the context of the final approved Block Plan for Sub-Area 2 of the Credit Valley Secondary Plan Area. This shall not

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preclude the circulation of applications within Sub-Area 2 for preliminary comments and preliminary conditions of draft plan approval, including the holding of a statutory public meeting(s) in advance of final Block Plan approval, however, final recommendations on all applications shall not be submitted for the consideration of City Council until sub-area 2 Block Plan has received final approval.

9. That upon final receipt of the revised Block Plan addressing all conditions in recommendations above, to the satisfaction of the Commissioner of Planning, Design and Development Department, staff shall be directed to stamp and approve the final Block Plan and any other associated materials or studies for Sub-Area 2.
10. That staff review the location of trails in the Credit Valley lands through the Stage 2 Block Plan approval process.

Carried

E 4. Delegations, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, North of Castlemore Road – Ward 10** (File C7E12.11)

1. Mr. Michael Wytiahlowsky and Ms. Lucy Kopach, 84 Bloomsbury Avenue, Brampton
2. Mr. Van Hai Nguyen, 90 Bloomsbury Avenue, Brampton
3. Mr. Sumeet Khullar, 88 Bloomsbury Avenue, Brampton
4. Mr. Hugh Hurd, 86 Bloomsbury Avenue, Brampton
5. Mr. Dave Ireland, 82 Bloomsbury Avenue, Brampton
6. Mr. Diarmuid Horgan, Candevcon Limited, Brampton.

Mr. Michael Wytiahlowsky, 84 Bloomsbury Avenue, Brampton spoke on behalf of himself and Ms. Lucy Kopach, and advised that they do not support the removal of the existing cul-de-sac to accommodate the southerly extension of Bloomsbury Avenue. If the extension were to be approved he suggested that a turning circle be constructed as a safety measure, and to reduce speed and traffic flow from other neighbourhoods. He presented correspondence and a petition on behalf of some of the residents on Bloomsbury Avenue who are opposed to the extension of Bloomsbury Avenue.

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Mr. Van Hai Nguyen, 90 Bloomsbury Avenue, Brampton, reiterated the concerns of the previous speaker with respect to the southerly extension of Bloomsbury Avenue.

Mr. Sumeet Khullar, 88 Bloomsbury Avenue, Brampton, was concerned about speed and safety of the residents on Bloomsbury Avenue and felt that traffic calming measures should be considered.

Mr. Hugh Hurd, 86 Bloomsbury Avenue, Brampton, reiterated the concerns of all the previous speakers.

Mr. Dave Ireland, 82 Bloomsbury Avenue, Brampton, was concerned that the extension of Bloomsbury Avenue will provide to access to Goreway Road which in turn would increase traffic flow at rush hours. He felt consideration should be given with respect to the safety of the children who must walk to school during the rush hours.

Discussion took place and staff responded to questions and comments with respect to the issues raised by the delegations regarding possible traffic calming measures for Bloomsbury Avenue, the impact on emergency services, resident safety and issues related to speed and the concept of a cul-de-sac on the TransCanada Pipeline.

Mr. Diarmuid Horgan, Candevcon Limited, Brampton, the proponent in this matter, advised that he had discussions with staff of TransCanada Pipeline and they do not support the concept of a cul-de-sac on the TransCanada Pipeline. Mr. Horgan reminded Committee that the other residents on Bloomsbury Avenue may have bought their homes on the basis that the street will be extended in the future and may not agree with the delegations present at the meeting. He stated that there was no planning justification preventing the extension of Bloomsbury Avenue.

Item F6 was brought forward and dealt with at this time.

- PDD186-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated August 3, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, North of Castlemore Road – Ward 10** (File C7E12.11) be received; and
 2. That the following delegations, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the**

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Zoning By-law - Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, North of Castlemore Road – Ward 10 (File C7E12.11) be received:

1. Mr. Michael Wytiahlowsky and Ms. Lucy Kopach, 84 Bloomsbury Avenue, Brampton
 2. Mr. Van Hai Nguyen, 90 Bloomsbury Avenue, Brampton
 3. Mr. Sumeet Khullar, 88 Bloomsbury Avenue, Brampton
 4. Mr. Hugh Hurd, 86 Bloomsbury Avenue, Brampton
 5. Mr. Dave Ireland, 82 Bloomsbury Avenue, Brampton
 6. Mr. Diarmuid Horgan, Candevcon Limited, Brampton, and
3. That prior to the issuance of draft plan approval, the applicant shall prepare, to the satisfaction of the Planning, Design and Development Department, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps; in addition, all new roads (or portions thereof) shall be shown having street names which have been approved by the City and the Region of Peel.
 4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
 5. That prior to issuance of draft approval, the Region of Peel shall receive confirmation from the Toronto and Region Conservation Authority, that the Authority is satisfied that the applicant has provided the Authority with the appropriate technical studies, as deemed appropriate by them, and that adequate mitigating measures for the protection of the identified features of the Region's Greenlands System have been considered and incorporated in the plan.
 6. That prior to issuance of draft approval, The Vales of Castlemore East Community Design Brief jointly prepared by The MBTW Group and Watchorn Architects Incorporated shall be approved to the satisfaction of the Commissioner of Planning, Design and Development.

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7. That prior to the issuance of draft plan approval, confirmation shall be received from the Trustee that the applicant has signed the Vales of Castlemore Community Cost Sharing Agreement for this section of the Secondary Plan Area.
8. That although Brampton Council has endorsed, subject to consultation, a Strategic Response to Growth, including a proposed Development Cap of 5,500 units to be draft approved per year, this application is considered to be consistent with the “Potential Priority in 2005” classification contained in the City Council approved growth management transition and implementation strategy since it comprises infill to an existing neighbourhood utilizing existing infrastructure. Therefore, it is recommended that staff be authorized to issue notice of decision to draft approve.
9. That the subject application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law.
10. That prior to the issuance of draft plan approval, the applicant shall agree, in writing to the form and content of an implementing zoning by-law to the satisfaction of the Commissioner of Planning, Design and Development.
11. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee to be addressed as prior to draft plan approval have been addressed, subject to the following:
 1. any necessary red-line revisions to the draft plan identified by staff, including the following:
 - (a) Open Space/Buffer Block 51 at the terminus of cul-de-sac Street D shall be reconfigured to incorporate the portion adjacent to Lots 29 and 35 into those lots, with any remainder to be included as part of Valleyland Block 54.
 2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:

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- (a) Prior to registration, the Developer's Consulting Engineer shall ensure that all external drainage has been collected and conveyed to the watercourse via the subdivision's storm drainage system.

- 12. That this decision of approval be considered null and void and a new development application be required, unless a Zoning By-law is passed within 36 months of the Council approval of this decision.

Carried

- E 5. Delegation, Mr. Kevin Phooey, re: **Proposed Exemption from Interim Control By-law 274-2004 – 17 Chapel Street (southwest corner of John Street and Chapel Street – Ward 3** (File P26 CE) (See Item G2).

Mr. Kevin Phooey was not present for this item.

Item G2 was brought forward and dealt with at this time.

- PDD187-2005
 - 1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated August 8, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Exemption from Interim Control By-law 274-2004 – 17 Chapel Street (southwest corner of John Street and Chapel Street – Ward 3** (File P26 CE) be received; and
 - 2. That staff be directed to defer this exemption request until the finalization of the Central Area Plan Review Study and the matters of heritage designation and provision of parking have been dealt with to the satisfaction of Council.

Carried

F. Development Team Reports

- * F 1. Report from K. Ash, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated July 22, 2005, re: **Application to Amend the Official Plan and Zoning By – 2012241 Ontario Limited- (R. Chahal & J. Dhaliwal) - Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard – Ward 10** (File C5E11.17).

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City Councillor Bob Callahan declared a conflict with respect to Item D1, re: Application to Amend the Official Plan and Zoning By-Law - 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) – Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard - Ward 9 (File C5E11.17). He advised that he has provided professional services to one of the principals.

- PDD188–2005
1. That the report from K. Ash, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated July 22, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Official Plan and Zoning By – 2012241 Ontario Limited- (R. Chahal & J. Dhaliwal) - Northeast corner of Peter Robertson Boulevard and Sunny Meadow Boulevard – Ward 10** (File C5E11.17) be received; and,
 2. That prior to the enactment of the Zoning By-law, the applicant shall submit a Design Brief to the satisfaction of the City. The owner shall agree to implement the approved Design Brief.

The Design Brief shall address specific development principles, architectural and urban design standards, and locational guidelines that shall be implemented by the zoning by-law and site development agreement. In addition, the Design Brief shall accommodate a built form massing closer to Peter Robertson Blvd. and Sunny Meadow Blvd. to a minimum setback distance to reinforce the streetscape and provide a separation distance with the residential zone. The Design Brief shall contain specific recommendations to ensure that the development of the site will contain an appropriate quality of architecture and landscape design treatment. The following design elements shall be included but not limited to:

- a. High quality architectural and landscape treatment shall be provided. Architectural design features and landscape treatments shall highlight the corner elements of the proposed building and property at Peter Robertson Boulevard and Sunny Meadow Boulevard.
- b. Articulation of principal entrances to the site. The use of canopies and/or arcades for weather protection especially at principal entrances (i.e., canopies, cantilevers, awnings, arcades, etc.) are encouraged.
- c. Barrier free pedestrian connections between the main building entrance, the public sidewalk and designed parking areas.

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- d. The built form and landscape design shall complement and harmonize building setbacks and heights on adjacent properties.
- e. Landscape treatment shall:
 - screen all parking, loading and other services areas;
 - define spaces, edges, gateways, circulation routes and visual terminuses;
 - provide consistent design identify for the area;
 - create comfortable and scaled environments;
 - define the overall design theme for the development;
 - express the municipal Flower City Strategy;
 - create attractive streetscapes and views;
 - organize larger parking areas into smaller spaces.
- f. The expression of municipal image initiatives such as the “Flower City Strategy”. This could be accomplished through the strategic integration of floral images into the overall ‘community fabric’ including:
 - the integration of floral expression into community building elements (i.e., gateways/entrances edges, pathways, parks and streetscapes); and,
 - the use of flowering plant material to complement the overall image of the development and its component parts.

The general design principles will be included in the Secondary Plan with a specific policy section governing the development of the site.

- 3. That prior to the enactment of the Zoning By-law, the applicant shall submit a revised Traffic Impact Study (TIS) to the satisfaction of the City.
- 4. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:
 - 4.1 The Sandringham-Wellington Secondary Plan is amended accordingly to:
 - a) redesignate the subject site from ‘INSTITUTIONAL’ and ‘MEDIUM DENSITY RESIDENTIAL’ to ‘SERVICE COMMERCIAL (Office)’ purposes

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intended for medical and professional offices, retail and service commercial establishments; and,

- b) set out design principles in accordance with the approved design brief.

4.2 That the implementing site specific zoning by-law includes the following:

4.2.1 Permitted uses:

- a) an office, including offices of physician, dentist and drugless practitioner;
- b) a retail establishment having no outside storage or display of goods and materials;
- c) a dry cleaning and laundry distribution station;
- d) a personal service shop;
- e) a take-out restaurant excluding a drive-through facility.

4.2.2 Requirements and restrictions (these are general zoning provisions that may be further refined with the approval of the design guidelines):

- a) minimum setback abutting Peter Robertson Boulevard right-of-way: 5 metres;
- b) minimum setback abutting Sunny Meadow Boulevard right-of-way: 3 metres;
- c) minimum interior side yard setback: 39 metres;
- d) minimum rear yard setback: 39 metres;
- e) minimum lot width: 35 metres;
- f) minimum building height: 2 storeys;
- g) maximum building height: 3 storeys;
- h) minimum landscaped open space except at approved access locations, shall be provided as follows::

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- 1) minimum of 5 metres wide abutting Peter Robertson Boulevard; and,
 - 2) a minimum of 3 metres wide along all other property lines.
 - i) the uses permitted by section 3.2.1 b), c) and d) shall not exceed a cumulative gross floor area of 850 square metres and shall be located only at ground level;
 - j) the maximum gross floor area of a take-out restaurant shall be 150 square metres;
 - k) a minimum gross floor area of 650 square metres shall be used for offices of a physician, dentist and drugless practitioner;
 - l) an adult video store, an adult bookstore, an adult entertainment parlour, a temporary open air market or drive through facilities shall not be permitted;
 - m) all garbage and refuse storage area, including any containers for recycling materials, shall be enclosed within a building;
 - n) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
 - o) shall also be subject to the requirements and restrictions relating to the SC Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.
5. That prior to the enactment of the zoning by-law, the owner shall enter into a development agreement with the City, which shall contain the following provisions:
- (a) Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan (Functional Servicing Report) shall be approved by the City and the appropriate securities shall be deposited with the

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City to ensure implementation of these plans in accordance with the City's site plan review process;

- (b) The owner shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws;
- (c) The owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
- (d) Prior to site plan approval, the owner shall pay cash-in-lieu of parkland in accordance with the Planning Act and City policy or make other arrangements to the satisfaction of the City for this payment;
- (e) The applicant shall implement the Design Brief including but not limited to the provision of appropriate building architecture, landscape treatments and other arrangements to accommodate the consolidation of street accessories such as newspaper boxes, mail boxes, utility boxes, etc. to the satisfaction of the City. In this regard, minor revisions to the plan may be necessary to provide sufficient space for such features;
- (f) The applicant shall comply with the architectural control policies of the City;
- (g) Class II (On-Road Bicycle Route) and Class III (Signed Route on Road) PathWay Facility Routes are identified in Brampton's Master Plan as running adjacent to this development site. The applicant will provide for appropriate connections and signage for the Pathways, to the satisfaction of the City and in accordance with City standards;
- (h) The applicant shall make satisfactory arrangements with the City for the provision of street trees within the abutting boulevards of adjacent streets;
- (i) The owner shall make appropriate arrangements with the Region of Peel's Public Works Department with regard to connection to municipal water and sanitary sewer services to service the proposed development.

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- (j) Prior to site plan approval, the owner shall submit a detailed Noise Impact Study prepared by an acoustical engineer and submitted for the City's review and approval.
 - (k) The owner shall provide Bell Canada with one or more conduit(s) of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line;
 - (l) The owner shall supply, install and maintain a central mail facility for each business or unit within the office building.
 - (m) The owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
 - (n) The owner shall agree that on-site waste collection shall be provided through a private waste hauler;
 - (o) The owner shall provide a minimum 1.8 metre high masonry wall on both the north and west sides of the development site where it abuts residential development. The masonry wall will be located entirely on the applicant's property; and,
 - (p) A full move access from Peter Robertson Boulevard will not be permitted.
6. That the decision of Council to approve this application shall be null and void unless a zoning by-law implementing the approval is passed within 18 months of the Council approval of this decision.

Carried

- F 2. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, re: **Application to Amend the Official Plan and Zoning By – Hanh Nguyen / 11495 Hurontario Street – East side of Hurontario Street, midway between Mayfield Road and Conservation Drive - Ward 2** (File C1E17.24).

Dealt with under Approval of the Agenda, Recommendation PDD175-2005

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- * F 3. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Hermosa Development Ltd. & 669676 Ontario Ltd. South-east corner of Bramalea Road and Countryside Drive - Ward 9** (File C5E14.7).

- PDD189-2005
1. That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Hermosa Development Ltd. & 669676 Ontario Ltd. South-east corner of Bramalea Road and Countryside Drive - Ward 9** (File C5E14.7) be received; and,
 2. That the application in consideration of the Strategic Response to Growth and the Transition and Implementation Strategy, which recognizes and extends commitments made previously by the City to process certain applications within the Springdale Secondary Planning area in return for land needed to construct Highway 410 be endorsed;
 3. That the application be approved, subject to the previously-endorsed conditions, and that staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning, Design and Development Committee that are to be addressed prior to draft plan approval, have been addressed to the satisfaction of the City; and that staff be directed to prepare the appropriate amendments to the Zoning By-law to implement the application; and,
 4. That this decision be considered null and void and a new development application be required, unless the Zoning By-law is approved within 36 months of the Council approval of this decision.

Carried

- * F 4. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated July 13, 2005, re: **Application to Amend the Zoning By-law – Laurelpark Inc. – South-west corner of Castlemore Road and McVean Drive – Ward 10** (File C8E10.10).

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PDD190-2005

1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated July 13, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re:
Application to Amend the Zoning By-law – Laurelpark Inc. – South-west corner of Castlemore Road and McVean Drive – Ward 10 (File C8E10.10) be received; and,
2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
 1. That prior to the enactment of the Zoning By-law the applicant submit a design brief satisfactory to the City of Brampton for approval that demonstrates a unity in design between buildings and facades that relate to the street through the provision of windows and building entrances.
 2. That prior to the enactment of the Zoning By-law, the applicant shall revise the Subdivision Agreement for the subject lands to include the following:
 - a) A clause indicating that Lot 82 shall only be developed in conjunction with Block 83 and shall be subject to site plan approval.
 - b) A clause indicating that in conjunction with the approval of a site plan for the commercial block the applicant will be required to dedicate a 0.3 metre reserve along Lot 82's frontage with Castlegate Boulevard.
 - c) The requirement of a revised Noise Attenuation Statement in accordance with the Noise Report.
 3. That prior to the enactment of the Zoning By-law the applicant submit revised engineering, servicing and landscaping plans and Community Information Map to reflect the change to the noise barrier and berm and servicing of the lot, to the satisfaction of the City, including any required changes to the Subdivision Agreement as a result of changes to the plans.

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4. That the implementing Zoning By-law rezone the lands from R1A-Section 1806 to C1-Section 1822.

Carried

- * F 5. Report from D. Kraszewski, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated July 27, 2005, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – Vice Regal Developments Inc./Candevcon Ltd. – East side of Airport Road, North of Castlemore Road – Ward 10** (File C7E11.8).

- PDD191-2005
1. That the report from D. Kraszewski, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated July 27, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – Vice Regal Developments Inc./Candevcon Ltd. – East side of Airport Road, North of Castlemore Road – Ward 10** (File C7E11.8) be received; and,
 2. That prior to the issuance of draft plan approval, the Official Plan Amendment on these lands shall be approved;
 3. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
 4. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
 5. That prior to the issuance of draft plan approval, a detailed Functional Servicing Study shall be completed to confirm the feasibility of servicing the subject development, to the satisfaction

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of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority."

6. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Toronto Region Conservation Authority to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Toronto Region Conservation Authority;
7. That prior to draft approval, a Noise Feasibility Study must be prepared by an acoustical engineer and submitted for the City's review and approval. The report must assess the potential noise impact on the proposed residential development and recommend necessary noise attenuation measures to ensure compliance with the applicable noise criteria. The noise report must include an assessment addressing the option for residential development within the School Block;
8. That prior to draft approval, a context plan for the development that shows the proposal in relation to adjacent plans shall be provided. The submission shall identify those lands on the adjacent Rock Valley Inc. plan to the south that are to be utilized for Neighbourhood Park purposes and the Temporary Stormwater Management Pond to be utilized by this development;
9. That prior to draft approval, the applicant shall provide confirmation of the transfers of Part 1 (Park) to City, Part 2 (Easement) to the City for the temporary stormwater management facility, and Part 3 (Easement) to the City for access to the stormwater management facility as per the draft Reference Plan prepared by Schaeffer & Dzaldov OLS (Job No. 01-303-06). The applicant will be responsible for all costs associated with the temporary stormwater management facility including the Easement which will provide access to the facility.
10. That prior to draft approval, the applicant shall revise the draft plan of subdivision to incorporate the lands immediately west of Neighbourhood Park Block 12, currently associated with the existing dwelling and still in private ownership for conveyance to the City, as per the requirements of the Consent to Sever Application for these lands. The draft plan shall be revised to reflect these lands as an Open Space Block and to ultimately be designated and rezoned as Open Space. Any top-of-bank setbacks

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associated with the valleyland, as required by the Toronto and Region Conservation Authority (TRCA) shall be incorporated into the revised valleyland block and not within the adjacent Park Block 12 or School Block 11;

11. That prior to draft approval, the applicant, in conjunction with the Toronto and Region Conservation Authority (TRCA) are required to:
 - a) Confirm that the top-of-bank/development limits shown on the plan (C07E11.08), are accurate and incorporate the necessary development setbacks to be incorporated into the Open Space Blocks on the plan and not within the adjacent Neighbourhood Park Block 12 or School Block 11;
12. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
13. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
14. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
15. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law; and,
16. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

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1. any necessary red-line revisions to the draft plan identified by staff; and,
 2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
17. Council direct staff to expedite the completion of the Park within the Vice Regal plan of subdivision (Block 12) and Part 1 of the draft Reference Plan prepared by Schaeffer & Dzaldov OLS (Job No. 01-303-06).
18. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

Carried

- F 6. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated August 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law - Candevcon Limited (Intracorp Holdings Limited) – West side of Goreway Drive, North of Castlemore Road – Ward 10** (File C7E12.11) (See Delegation E4).

Dealt with under Delegation E 4, Recommendation PDD186-2005

- * F 7. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated August 3, 2005, re: **Application to Amend the Zoning By-Law – Candevcon Limited (1281216 Ontario Inc.) – Various lands in the South east Quadrant of Countryside Drive and Airport Road - Ward 10** (File C7E15.8).

- PDD192-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated August 3, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application to Amend the Zoning By-Law – Candevcon Limited (1281216 Ontario Inc.) – Various lands in the South east Quadrant of Countryside Drive and Airport Road - Ward 10** (File C7E15.8) be received; and,

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2. That the application be approved, and that staff be directed to prepare an amendment to the zoning by-law for the approval of City Council that rezones the subject lands from “Recreational Commercial” to “R1A-Section 1654”, “R1A-Section 1757” and “R1A-Section 1758” and permits existing Block 63, on Registered Plan 43M-1611 (the 17th golf hole of the Castlemore Golf and Country Club) to have a minimum lot width of 15 metres, whereas the “Recreational Commercial” zone requires a minimum lot width of 38 metres.
3. That prior to the enactment of the zoning by-law a development agreement shall be executed that:
 - (1) contains a schedule of drawings comprising an approved grading plan and approved landscaping and fencing plan.
 - (2) outlines any necessary conditions to ensure that the works as defined within the agreement and shown on the approved drawings are undertaken, including the posting of additional securities as necessary or the ability to draw from existing securities that have been posted as part of the applicant’s subdivision agreement.
 - (3) provides any necessary conditions identified by the Outdoors Construction Section of the Works and Transportation Department to ensure that the applicant installs and completes all approved works to the satisfaction of the City in a timely manner.
4. That prior to the enactment of the zoning by-law, the applicant shall provide a letter of undertaking to the satisfaction of the Commissioner of the Planning, Design and Development Department that outlines a schedule obligating the owner of the golf course to undertake regular maintenance and weed control for the sections of the existing 16th and 17th golf holes that abut all residential rear yards. This maintenance and weed control schedule shall conform to all applicable City by-laws and shall demonstrate that applications of any required weed control chemicals or spraying are in accordance with all applicable regulations. The maintenance and weed control schedule shall provide an in depth analysis and recommendations on any areas to be planted with fescue grass regarding maintenance and weed control. The applicant shall agree as part of the letter of undertaking, to provide copies of the signed undertaking to the City’s Enforcement

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Division in order to evaluate any potential future resident complaints, and shall be delivered to all homeowners abutting the 16th and 17th golf holes.

5. That the lot extension areas only as depicted on the current drawings submitted for approval shall be added to the rear yards of the abutting lots only through the approval of a future application for exemption from part lot control satisfactory to the City.
6. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this decision.

Carried

- * F 8. Report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated July 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sandringham Place Inc. (Metrus Development Inc.) - South east corner of Dixie Road and Countryside Drive - Ward 9** (File C4E15.6).

- PDD193-2005
1. That the report from K. Ash, Manager of Development Services, and S. eMaria, Development Planner, Planning, Design and Development, dated July 20, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sandringham Place Inc. (Metrus Development Inc.) - South east corner of Dixie Road and Countryside Drive - Ward 9** (File C4E15.6) be received; and,
 2. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law to implement the application;
 3. That prior to the issuance of draft plan approval, the Official Plan Amendment and Zoning By-law on these lands shall be approved;
 4. That although Brampton Council has endorsed, subject to consultation, a Strategic Response to Growth including a proposed Development Cap of 5500 units to be draft approved per year, staff be authorized to issue the notice of draft plan approval at such time

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as all items recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City in accordance with the draft transition and implementation strategy endorsed by Council on June 27, 2005. This authorization is based on the demonstrated need for the development of the subject lands to proceed in order to provide for the development of a school site and other infrastructure needed to support the existing approved development in the area and further development which is to proceed in recognition of commitments related to the provision of lands for the Hwy 410 extension made prior to the decision to endorse the strategic Response to Growth and proposed development cap;

5. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to” conditions of draft plan approval and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
6. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
7. That prior to the issuance of draft plan approval, a detailed Functional Servicing Report shall be prepared, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority, with respect to the subject lands;
8. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Toronto and Region Conservation Authority to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority;

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9. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
10. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
11. That prior to the issuance of draft plan approval, the applicant shall submit a *Design Brief* which includes architectural and landscape design guidelines, to the satisfaction of the Commissioner of Planning, Design & Development. In this regard, conditions of approval, including revisions to the plan and physical layout may be required;
12. That prior to the approval of the Official Plan and passing of the zoning by-law for the commercial block, a Design Brief be approved by the Commissioner of Planning, Design and Development;
13. That prior to the issuance of draft plan approval, a final Noise Attenuation Study shall be prepared to the satisfaction of the Commissioner of Planning Design & Development and any recommended attenuation measures shall be incorporated into the final subdivision design;
14. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 1. any necessary red-line revisions to the draft plan identified by staff; and,

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2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
15. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

- F 9. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, re: **Request to Amend Conditions of Draft Plan Approval 21T-02006B and Application to Amend the Zoning By-Law – Metrus Development Inc. (Casa North Investments Inc.) – West side of Airport Road, North of Sandalwood Parkway East - Ward 10** (File C6E14.8) (See Delegation E1).

Dealt with under Delegation E1, Recommendation PDD183-2005

- F 10. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2005, re: **Application to Amend the Official Plan and Zoning By-law - Nortonville Estates Limited - South side of Vodden Street East between Lone Oak Avenue and Laurelcrest Street – Ward 8** (File C3E7.10) (See Delegation E2).

Dealt with under Delegation E2, Recommendation PDD184-2005

- F 11. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated August 3, 2005, re: **Stage One - Sub -Area 2 Block Plan (Springbrook Executive Community) Credit Valley Secondary Plan Area 45 - Ward 6** (File P26 S45) (See Delegation E3).

Dealt with under Delegation E3, Recommendation PDD185-2005

G. Policy Planning Reports

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- * G 1. Report from W. Winterhalt, Associate Director, Planning Policy and Growth Management, Planning, Design and Development, dated July 18, 2005, re: **Response to Recommendations by the Minister's Advisory Panel on Environmental Assessment Reform** (File NO1GE).

- PDD194-2005
1. That the report from W. Winterhalt, Associate Director, Planning Policy and Growth Management, Planning, Design and Development, dated July 18, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Response to Recommendations by the Minister's Advisory Panel on Environmental Assessment Reform** (File NO1GE) be received; and.
 2. That the recommended Brampton positions set out in the July 11, 2005 letter and Detailed Response table in Appendix B and as further summarized in the subject report be endorsed;
 3. That the Ministry of the Environment be requested to establish a streamlined EA process for municipal transportation projects that conform with municipal official plans and secondary plans, and/or with transportation master plans approved through a Master Planning Process under the Environmental Assessment Act;
 4. That the Ministry also be requested to make it clear that a municipality or a developer acting on the municipality's behalf may construct public infrastructure that has received EA approval through any EA process by any proponent; and,
 5. That the Council resolution and the staff report dated July 18, 2005, and Appendix B thereto, be submitted to the Ministry of the Environment as the final endorsed position of the City of Brampton on the various recommendations of the Minister's Advisory Panel on Environmental Assessment Reform.

Carried

- G 2. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated August 8, 2005, re: **Proposed Exemption from Interim Control By-law 274-2004 – 17 Chapel Street (southwest corner of John Street and Chapel Street – Ward 3** (File P26 CE).

Dealt with under Delegation E5, Recommendation PDD187-2005

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- * G 3. Report from P. Snape, Manager, Development Services, and J. Leonard, Heritage Coordinator, Planning, Design and Development dated July 25, 2005, re: **Proposed Study of the Village of Churchville and Interim Control By-law – Ward 6** (File P24OV).

- PDD195-2005
1. That the report from P. Snape, Manager, Development Services, and J. Leonard, Heritage Coordinator, Planning, Design and Development dated July 25, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Study of the Village of Churchville and Interim Control By-law – Ward 6** (File P24OV) be received; and,
 2. That staff be directed to initiate a planning study of the Village of Churchville, and report back to Planning, Design and Development Committee with a study approach, terms of reference, and subsequent status updates; and
 3. That the Village of Churchville Study be funded from Account #201113.0401.0001 to a maximum of \$100,000.00; and,
 4. That staff be directed to prepare an interim control by-law for Council approval for the purpose of controlling development within the Village of Churchville until the appropriate amendments resulting from the planning study of the Village of Churchville are approved for the Official Plan (including the Secondary Plan), the Zoning By-law and the Churchville Heritage Conservation District Plan.

Carried

H. Committee of Adjustment Reports - nil

I. Building and Zoning Reports

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 28, 2005, re: **Application for a Permit to Demolish a Residential Property – 1985 Bovaird Drive West – Ward 6** (File G33 LA).

- PDD196-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 28, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application for a Permit to**

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Demolish a Residential Property – 1985 Bovaird Drive West – Ward 6 (File G33 LA) be received; and,

2. That the application be approved subject to standard permit conditions.

Carried

- * I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 15, 2005, re: **Application for a Permit to Demolish a Residential Property – 10980 McLaughlin Road – Ward 6** (File G33 LA).

- PDD197-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 15, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Application for a Permit to Demolish a Residential Property – 10980 McLaughlin Road – Ward 6** (File G33 LA) be received; and,
 2. That the application be approved subject to standard permit conditions.

Carried

- * I 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 25, 2005, re: **Building Division Quarterly Report – April 1 to June 30, 2005** (File B11).

- PDD198-2005
- That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 25, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Building Division Quarterly Report – April 1 to June 30, 2005** (File B11) be received.

Carried

J. Community Design - Parks Planning and Development Reports

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- * J 1. Report from A. Taranu, Manager of Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development dated July 15, 2005, re: **Key Changes to the *Ontario Heritage Act* – Bill 60** (File G33 LA).

- PDD199-2005
1. That the report from A. Taranu, Manager of Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development dated July 15, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Key Changes to the *Ontario Heritage Act* – Bill 60** (File G33 LA) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with an implementation program on those provisions that grant the municipality optional powers. A comprehensive assessment of the planning, legal and financial implications is to be prepared, as part of this report.

Carried

- * J 2. Report from A. Taranu, Manager of Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development dated July 18, 2005, re: **Heritage Designation of Kirkwood House – 133 Main Street South – Ward 4** (File G33 LA).

- PDD200-2005
1. That the report from A. Taranu, Manager of Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development dated July 18, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Heritage Designation of Kirkwood House – 133 Main Street South – Ward 4** (File G33 LA) be received; and,
 2. That staff be directed to prepare the by-law designating the Kirkwood House located at 133 Main Street South, under *Part IV of the Ontario Heritage Act* (R.S.O.1990,c.O.18) as being real property of cultural heritage value or interest.

Carried

K. Engineering and Development Services Reports - nil

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L. Minutes

*** L 1. Brampton Heritage Board Minutes – June 28, 2005.**

PDD201-2005 That the Minutes of the Brampton Heritage Board Meeting of June 28, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, Recommendations HB072-2005 to HB086-2005, be approved as printed and circulated:

Carried

The recommendations were approved as follows:

HB072-2005 That the agenda for the Brampton Heritage Board Meeting of June 28, 2005 be approved, as amended, as follows:

To add:

I 2. **Minutes – Churchville Heritage Committee Meeting – May 31, 2005**
(File G33CH);

K 2. E-mail correspondence from Mr. Glen McTavish, Board Member, dated June 6, 2005, re: **Request for Leave of Absence due to Illness** (File G33);

L 6. Memorandum from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated June 28, 2005, re: **Budget Request – Relocation of former CPR Station Components within Crawford Farm Property** (File G33); and,

L 7. Announcement by City Councillor J. Hutton, re: **Appointment of New Members to the Brampton Heritage Board** (File G33).

Carried

HB073-2005 That the **Minutes of the Brampton Heritage Board Meeting of May 17, 2005**, to the Brampton Heritage Board Meeting of June 28, 2005, be received.

HB074-2005 1. That the presentation by Mr. Don Ford, Toronto and Region Conservation, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Unique Ecology of Teapot Lake** (File G33) be received; and,

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2. That Mr. Ford be thanked for his presentation on, and site visit to, Teapot Lake.

HB075-2005 That the presentation by Mr. Michael Halls, Executive Assistant to the Mayor, and Member of the Communities in Bloom Committee, and Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Dry run of the Brampton Heritage Board's PowerPoint Presentation to the Communities in Bloom Judges – Wednesday, July 27, 2005** (File G33) be received.

HB076-2005 That the application from Ms. Maxine Biesenthal, 84 West Street Brampton, dated May 12, 2005, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Brampton Heritage Board Historic Plaque Program Application – 84 West Street – Ward 5** (File G33) be **referred** to staff to liaise with the applicant and request additional information on this property to assist the Board in its consideration of this application.

HB077-2005 That the **Minutes of the Churchville Heritage Committee Meeting of May 9, 2005** (File G33CH), to the Brampton Heritage Board Meeting of June 28, 2005, be received.

- HB078-2005
1. That the **Minutes of the Churchville Heritage Committee Meeting of May 31, 2005** (File G33CH), to the Brampton Heritage Board Meeting of June 28, 2005, be received; and,
 2. That the following recommendation of the Churchville Heritage Committee, outlined in the aforementioned minutes, be endorsed:

“That the heritage permit application submitted by the owners of 7576 Creditview Road for an addition and attached garage be approved without conditions.”

HB079-2005 That the correspondence from C. Lo, Policy Planner, Planning, Design and Development, dated June 20, 2005, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Request for Comments and Invitation to Participate – Brampton Official Plan Review Urban Form/Development Design Discussion Paper and Workshop – Wednesday, July 6, 2005 – 9:30 a.m. to 12:00 p.m. – Fletcher's Creek Room, Holiday Inn, 30 Peel Centre Drive, Brampton** (File P25OV UF) be received.

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- HB080-2005 1. That the e-mail correspondence from Mr. Glen McTavish, Board Member, dated June 6, 2005, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Request for Leave of Absence due to Illness** (File G33) be received; and,
2. That the request from Mr. McTavish for a leave of absence due to illness for the period from April 2005 to July 2005 be granted.
- HB081-2005 1. That verbal update at the request of Mr. Michael Avis, provided by Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Status – Renovation of Alderlea – Designated Heritage Property – 40 Elizabeth Street South – Ward 4** (File G33) be received; and,
2. That the City Clerk’s Office be directed to add this matter as a standing item on future Brampton Heritage Board agendas so that regular status updates can be provided as new information becomes available.
- HB082-2005 That the verbal update at the request of Mr. Michael Avis, provided by Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Status – Rehabilitation of the Bowstring Arch Bridge – Designated Heritage Property – Creditview Road, North of Steeles Avenue West – Ward 6** (File G33) be received.
- HB083-2005 That the discussion item at the request of Ms. Sharron Peet, listed on the Brampton Heritage Board Agenda for June 28, 2005, re: **Communication and Organization for the Brampton Heritage Board’s Participation in Community Events** (File G33) be **deferred** to the Brampton Heritage Board Meeting of July 19, 2005.
- HB084-2005 1. That the memorandum from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated May 31, 2005, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Upgrading the Brampton Heritage Board’s Historic Plaque Program** (File G33) be received; and,
2. That the current Brampton Heritage Board Historic Plaque Program be upgraded to better reflect corporate visual and design standards as outlined in the subject memorandum; and,

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3. That eligibility for inclusion in the Historic Plaque Program be re-focused and include listed heritage properties only, instead of being open to any property over a certain age; and,
4. That the Heritage Designation Program be upgraded to better reflect corporate visual and design standards as outlined in the subject memorandum; and,
5. That all designated heritage properties, previously not plaqued, be plaqued using the new design; and,
6. That the cost of producing the new heritage designation plaques be borne solely by the City of Brampton and be rolled out gradually as necessary and that plaques under the Historic Plaque Program be cost shared equally between the property owner and the City.

- HB085-2005
1. That the memorandum from J. Leonard, Heritage Coordinator, Planning, Design and Development, dated June 20, 2005, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Budget Request – Advertising in Brampton Feature of Edifice Magazine** (File G33) be received; and,
 2. That an expenditure of up to \$4,200.00 from the Brampton Heritage Board budget be authorized for the purchase of advertising in the July 2005 Brampton Feature of Edifice Magazine as a one-time public outreach initiative.

- HB086-2005
1. That the memorandum from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated June 28, 2005, to the Brampton Heritage Board Meeting of June 28, 2005, re: **Budget Request – Relocation of former CPR Station Components within Crawford Farm Property** (File G33) be received; and,
 2. That an expenditure of no more than \$5,000.00 from the Brampton Heritage Board budget be authorized to finance the cost of relocating the former CPR Station components within the Crawford Farm property so that the landowner may complete site grading; and,
 3. That staff review and report back on the possibility of relocating the station components to a City owned property, with preference being given to an indoor storage facility.

Carried

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* L 2. **Brampton Heritage Board Minutes – July 19, 2005.**

PDD202-2005 That the Minutes of the Brampton Heritage Board Meeting of June 28, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, Recommendations HB087-2005 to HB098-2005, be approved as printed and circulated:

Carried

The recommendations were approved as follows:

HB087-2005 That the agenda for the Brampton Heritage Board Meeting of July 19, 2005 be approved, as amended, as follows:

To add:

G3-1. **Minutes of the Heritage Resources Sub-Committee Meeting of July 6, 2005** (File G33); and,

H 8-1. Heritage Report from J. Leonard, Heritage Coordinator, Planning, Design and Development, dated July 15, 2005, re: **Statement of Reason for Heritage Designation – The Kirkwood House – 133 Main Street South – Ward 4** (File G33).

HB088-2005 That the **Minutes of the Brampton Heritage Board Meeting of June 28, 2005**, to the Brampton Heritage Board Meeting of July 19, 2005, be received.

HB089-2005 That the delegation of Mr. Bob Lackey, Candevcon, to the Brampton Heritage Board Meeting of July 19, 2005, re: **Revised Plans for Relocation of the vacant Harrison-Hewgill Farmhouse on Gore Road in Ward 10 to a lot on McVean Drive north of Castlemore** (File G33) be received; and,

That the correspondence from Mr. Bob Lackey, Candevcon, dated July 13, 2005, distributed at the Brampton Heritage Board Meeting of July 19, 2005, re: **Revised Plans for Relocation of the vacant Harrison-Hewgill Farmhouse on Gore Road in Ward 10 to a lot on McVean Drive north of Castlemore** (File G33) be received; and,

That Option 2 – Dismantling and Re-building of the farmhouse, outlined in the aforementioned correspondence, be endorsed given that it will result in preservation this heritage resource.

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HB090-2005 That the discussion item at the request of Ms. Sharron Peet, listed on the Brampton Heritage Board Agenda for July 19, 2005, re: **Communication and Organization for the Brampton Heritage Board's Participation in Community Events** (File G33) be **deferred** to the Brampton Heritage Board Meeting of August 16, 2005.

HB091-2005 That the **Minutes of the Heritage Resources Sub-Committee Meeting of July 6, 2005** (File G33), to the Brampton Heritage Board Meeting of July 19, 2005, be received.

HB092-2005 That the Heritage Report from J. Leonard, Heritage Coordinator, Planning, Design and Development, dated July 15, 2005, to the Brampton Heritage Board Meeting of July 19, 2005, re: **Statement of Reason for Heritage Designation – The Kirkwood House – 133 Main Street South – Ward 4** (File G33) be received; and,

That the Statement of Reason for Heritage Designation of The Kirkwood House, as outlined in the aforementioned report, be endorsed; and,

That the City's Heritage Coordinator be directed prepare the appropriate designation report for consideration and approval by the Planning, Design and Development Committee and Council.

HB093-2005 That the **Minutes of the Churchville Heritage Committee Meeting of July 11, 2005** (File G33CH), to the Brampton Heritage Board Meeting of July 19, 2005, be received; and,

That the following recommendations of the Churchville Heritage Committee, outlined in the aforementioned minutes, be endorsed:

“That the heritage permit application submitted by the owners of 7558 Creditview Road for a detached garage be approved without conditions”; and,

“That the heritage permit application submitted by the owners of 7940 Churchville Road for an attached garage be approved subject to the following conditions: a) a double garage door configuration be adopted; and b) the colour scheme for the garage match that found on the existing house on this property.”

HB094-2005 That the correspondence from Mr. Michael Harrison, Garden Avenue, Toronto, dated July 3, 2005, to the Brampton Heritage Board Meeting of July 19, 2005, re:

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Matthew Harrison Farmhouse and Harrison Hewgill Cemetery – 9749 The Gore Road – Ward 10 (File G33) be received.

HB095-2005 That the report prepared by Mr. Robert Hulley, Building Historian, dated June 29, 2005, to the Brampton Heritage Board Meeting of July 19, 2005, re: **McVean Barn – McVean Drive north of Highway 7 – Ward 10** (File G33) be received; and,

That the listing of the McVean Barn on the City of Brampton Inventory of Heritage Resources and its future heritage designation be endorsed; and,

That the City's Heritage Coordinator put forward a request on behalf of the Brampton Heritage Board to Toronto Region Conservation that the appropriate action be undertaken to secure the barn against fire, disease and vandalism (installation of a fence, removal of the hay inside the barn).

HB096-2005 Whereas, at its meeting of July 19, 2005, the Brampton Heritage Board considered the **Proposed Land Severance of a Listed Heritage Property located at 44 Mill Street North in Ward 5**; and,

Whereas at that time the Board expressed concern about the impact that severance of this property and construction of newer homes in this area would have on the existing home on the property and the adjacent heritage resources;

Therefore Be It Resolved that the City's Heritage Coordinator be directed to draft a letter from the Brampton Heritage Board to the existing owners and their agent to inquire about their current intentions for this property and expressing the Board's aforementioned concerns.

HB097-2005 Whereas at its meeting of July 19, 2005, the Brampton Heritage Board considered plans by the Region of Peel for demolition of **Stanley's Mills Post Office, a property listed on the City of Brampton Inventory of Heritage Resources, located at 10258 Airport Road in Ward 10** (File G33); and,

Whereas during consideration of this matter the Board considered the Region of Peel's position that it would not entertain retaining the Stanley's Mills Post Office, the possibility of preserving this heritage resource at another location, the Region's willingness to have the building photo documented and to salvage the heritage elements; the current condition of the structure, the significant architectural changes made to it and its current ranking on the Inventory; and the possibility that should it not be feasible to save the Stanley's Mills Post Office, a

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request go forward to the Region to designate and preserve the “McCaskill House”, a nearby listed heritage resource its owns located at 10416 Airport Road;

Therefore Be It Resolved that should preservation of the Stanley’s Mills Post Office not be possible, the Board reluctantly acknowledges the Region of Peel’s intention to demolish this heritage resource; and

That the City’s Heritage Coordinator be directed to negotiate with the Region of Peel to have the property photo documented, to salvage the heritage elements, and to designate the nearby Region-owned “McCaskill House” a listed heritage resource located at 10416 Airport Road.

HB098-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, August 16, 2005 at 7:00 p.m., or at the call of the Chair.

Carried

M. Other/New Business/Unfinished Business

M 1. **Monthly Update – Status of Highway 410 Extension – nil**

M 2. **Notice of Motion - City Councillor Callahan - Parking of Oversized Motor Vehicles on Private Property.**

The following notice of motion will be considered at the Planning, Design and Development Committee Meeting of September 7, 2005.

“That staff be directed to report to the Planning, Design and Development Committee, with respect to an amendment to the Zoning By-law to permit recreational vehicles to be parked at the owner’s property in residential areas during the summer months.”

N. Referred Matters

* N 1. **List of Referred Reports – Planning, Design And Development Committee.**

PDD203-2005 That the **List of Referred Matters – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of August 8, 2005 (File P45GE) be received.

Carried

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O. Deferred Matters - nil

P. Correspondence

- * P 1. Correspondence from the City of Mississauga, dated July 7, 2005, re: **Proposed Power Plants in Wards 1 and 5 – Eastern Power Greenfield South and North and North Power Project Proposals.**

PDD204-2005 That the correspondence from the City of Mississauga, dated July 7, 2005, to the Planning, Design and Development Committee Meeting of August 8, 2005, re: **Proposed Power Plants in Wards 1 and 5 – Eastern Power Greenfield South and North and North Power Project Proposals** (File N 01) be received.

Carried

Q. Question Period

- Q 1. Regional Councillor Elaine Moore requested that staff investigate landscaping maintenance at various existing commercial developments and to review the number of retail plazas that are being built as condominiums in this regard. Staff advised that they would look at these issues and provide information directly to Councillor Moore.

R. Public Question Period

S. Closed Session - nil

T. Adjournment

PDD205-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Wednesday, September 7, 2005 at 7:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

September 7, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice Chair: Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning & Land Development Services
D. Kraszewski, Manager of Development Services
K. Ash, Manager of Development Services
P. Snape, Manager of Development Services
D. Waters, Manager, Land Use Policy
J. Spencer, Manager of Parks and Facility Planning
A. Parsons, Development Planner
P. Cooper, Central Area Planner
S. Todd, Development Planner
B. Steiger, Development Planner
M. Majeed, Policy Planner
G. Charles, Development Planner

Legal Services Department

K. Hare, Legal Counsel

Management and Administrative Services Department

L. Mikulich, City Clerk

C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:05 p.m., moved in to Closed Session at 7:10 p.m., reconvened in Open Session at 7:36 p.m., and adjourned at 9:52 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD206-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD207-2005	Proposed Draft Plan of Condominium (Pending) and Application to Amend the Official Plan and Zoning By-Law – Sam Tom Architect Inc. - Southwest Corner of Dixie Road and Howden Boulevard - Ward 8 (File C3E7.7)
D2. PDD208-2005	Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments (File P03 TC)
E1. PDD209-2005	Delegation - Proposal by Mississauga Metals & Alloys for a Nuclear Waste Facility - 75 Sun Pac Boulevard, Brampton.
E2. PDD210-2005	Delegation - Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road, east of Hurontario Street to Summer Valley Drive - Ward 2 (File C1E18.13) (See Item F1)
F1. PDD210-2005	Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road, east of Hurontario Street to Summer Valley Drive - Ward 2 (File C1E18.13) (See Delegation E2)
F2. PDD211-2005	Application to Amend the Zoning By-Law – Laurelpark Inc. on behalf of Giuseppe & Rosaria Buccieri – West side of McVean Drive, South of Castlemore Road -Ward 10 (File C8E10.7)
F3. PDD212-2005	Block Plan – Sub-Area 1 Block Plan of the Bram East Secondary Plan (Area 41) – KLM Planning Partners Inc. – Ward 10 (File P26S-41)

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- H. Committee of Adjustment Reports**
- I1. PDD213-2005 Application for a Permit to Demolish a Residential Property – 10054 Creditview Road – Ward 6 (File G33 LA).**
- I2. PDD214-2005 Application for a Permit to Demolish a Residential Property – 10258 Airport Road – Ward 10 (File G33 LA).**
- J. Community Design - Parks Planning and Development Reports**
- K. Engineering and Development Services Reports**
- L1. PDD215-2005 Minutes – Brampton Heritage Board – August 16, 2005**
- M1. Monthly Update – Status of Highway 410 Extension**
- M2. PDD216-2005 City Councillor Callahan -Parking of Oversized Motor Vehicles on Private Property**
- N1. PDD217-2005 List of Referred Matters - Planning, Design and Development Committee**
- O. PDD218-2005 Application to Amend the Official Plan and Zoning By – Hanh Nguyen / 11495 Hurontario Street – East side of Hurontario Street, midway between Mayfield Road and Conservation Drive - Ward 2 (File C1E17.24)**
- P. PDD219-2005 Resolution on Water and Waste Servicing Master Plan, Capital Projects 05-1569 and 05-2550**
- Q. Question Period**
- R. Public Question Period**
- S. PDD220-2005 Closed Session**
- T. PDD221-2005 Adjournment**

City Councillor Gibson, Chair

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A. Approval of the Agenda

PDD206-2005 That the agenda for the Planning, Design and Development Committee Meeting dated September 7, 2005, be approved as amended to add as follows:

Correspondence, re: Item D2

From Mr. Michael Gagnon, GLB Urban Planners Ltd. dated September 7, 2005, on behalf of Campi De I Mandri Farms Ltd., re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments (File P03 TC) (See Item D2).**

Correspondence, re: Item E1

From Mr. Rick Coburn, Borden Ladner Gervais, dated September 6, 2005, re: **Mississauga Metals & Alloys for a Nuclear Waste Facility - 75 Sun Pac Boulevard, Brampton.**

Delegations, re: Item F1

Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates. – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road, east of Hurontario Street to Summer Valley Drive - Ward 2 (File C1E18.13)

(2) Mr. Mark Yarranton, KLM Planning Partners, Concord

(3) Ms. Emanuela Helatti, 16 Viewmont Crescent, Brampton

Unfinished Business:

M 2. **Notice of Motion - City Councillor Callahan - Parking of Oversized Motor Vehicles on Private Property.**

Closed Session Item:

S 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

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F2, I1, I2, L1, N1, P1)

D. Public Meeting Reports

- D 1. Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated September 7, 2005, re: **Proposed Draft Plan of Condominium (Pending) and Application to Amend the Official Plan and Zoning By-Law – Sam Tom Architect Inc. - Southwest Corner of Dixie Road and Howden Boulevard - Ward 8** (File C3E7.7).

Members of the public present requested a presentation of the proposal.

Mr. Gabe Charles, Development Planner, gave a presentation and provided details of the proposal to permit 51 condominium townhouse dwelling units at the subject site.

Mr. John Ojalam, 15 Linden Crescent, Brampton, stated that he does not support the proposal and expressed the following concerns:

- traffic congestion that the proposal would create
- considers a proposal for townhouses to be inappropriate for the neighbourhood as the size of the homes would not be compatible with the existing homes
- present zoning designation should be maintained and if the application is approved semi detached homes with larger lots be considered
- concerned about the overall impact of the proposal on the community

Mr. Don Gordon, 18 Langley Crescent, Brampton, requested that the application be denied for the following reasons:

- current secondary plan and official plan designation should be maintained
- Bramalea Woods is considered to be a prestige area and any development that is approved should be compatible with the existing community
- area should remain large lots with no more than 6 lots per acre with a gradual density change
- appropriate fencing would be required if application is approved
- traffic congestion that the proposal would create
- impact on the property value of the properties in the community
- preservation of the trees and open space in the area

Mr. Brian Cheadle, 13 Hazelwood Drive, stated that he agreed with Mr. Gordon and expressed the following concerns:

- increased vehicular traffic congestion, pedestrian traffic, increased density, compatibility and the impact of the proposal on the value of existing properties in the community

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Mr. Rajiv Gupta, 3 Hazelwood Drive, Brampton, requested that the application be denied for the following reasons:

- questioned how it was possible to construct that many homes on an acre of land
- density compatible with the existing neighbourhood should be maintained
- proposal is unfair to the neighbourhood
- impact of the proposal on the property values in the community
- safety and security of the neighbourhood
- traffic congestion that the proposal would create

Mr. Deep Mangat, 11 Hazelwood Court, Brampton, requested that the application be denied for the following reasons:

- townhouse development is not compatible for the existing neighbourhood
- traffic congestion that the proposal would create
- impact of the proposal on the property values in the community
- present zoning designation should be maintained and if application is approved single detached homes with larger lots be considered

Mr. Peter Fox, 45 Hillside Drive, Brampton, advised that Mr. and Mrs. Cristal, 9 Hazelwood Court, Brampton, do not support the proposed development and requested him to speak on their behalf. He provided correspondence to confirm this. He stated the following:

- was concerned about increased density, compatibility and the impact of the proposal on the value of existing properties in the community
- will be looking at 7 townhouses
- traffic congestion that the proposal would create
- present zoning designation should be maintained and development that is appropriate for the area should be considered

Ms. Carol McCafferty, 5 Hazelwood Court, Brampton, stated the following:

- development of single detached homes should be considered
- will be looking at several townhouses
- concerned about increased traffic congestion

Mr. Frank Taylor, 1 Hazelwood Court, Brampton, stated that he does not support the proposal for townhouses at the subject site and shared the concerns of the previous speakers.

Staff confirmed that all the issues raised at this meeting will be addressed in the Recommendation Report.

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- PDD207-2005
1. That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated September 7, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Proposed Draft Plan of Condominium (Pending) and Application to Amend the Official Plan and Zoning By-Law – Sam Tom Architect Inc. - Southwest Corner of Dixie Road and Howden Boulevard - Ward 8** (File C3E7.7) be received; and
 2. That the correspondence from Mr. and Mrs. Cristal, 9 Hazelwood Court, Brampton, submitted by Mr. Peter Fox, 45 Hillside Drive, Brampton, re: **Proposed Draft Plan of Condominium (Pending) and Application to Amend the Official Plan and Zoning By-Law – Sam Tom Architect Inc. - Southwest Corner of Dixie Road and Howden Boulevard - Ward 8** (File C3E7.7) be received; and,
 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 2. Report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated August 22, 2005, re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments** (File P03 TC).

Members of the public present requested a presentation on the proposal.

Mr. Malik Majeed, Policy Planner, advised that this public meeting was intended mainly for property owners in Mississauga, Halton Hills and Caledon within 120 meters of the Brampton municipal boundary, who did not receive notice of the August 8, 2005 statutory public meeting. He stated that although the notice of the August 8, 2005 public meeting provided in the Brampton Guardian satisfies the minimum Planning Act requirement for notification to these external areas, this supplementary meeting provides an additional opportunity for property owners in these external areas to consider the Corridor Protection Area proposals.

Mr. Majeed's presentation included the following:

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- Highlights of the findings of the iTrans Consulting Transportation Study for the City of Brampton undertaken as part of the North West Brampton Urban Boundary Review
- Overview and status of the Environmental Assessment process that is to be followed in order to determine the alignments of the North-South Transportation Corridor and the Bram West Parkway
- Purpose of the City's proposed official plan amendment and zoning by-law amendment with respect to the West Brampton Corridor Protection Area

Mr. Robert Heaton, thanked Committee for giving the residents of Halton Hills the opportunity to address the subject proposal.

Mr. Robert McBride, President, BA Consulting Group Ltd., transportation planning consultant to the North West Brampton Landowners Group, supported the implementation of a Corridor Protection Area in west Brampton. He noted that the corridor protection policies should only be in effect for the time required to determine the corridor alignment and obtain all necessary approvals for the alignment.

Mr. McBride referred to the letter tabled at the August 8, 2005 statutory public meeting by Mr. Michael Gagnon, Principal Planner of GLB Urban Planners Ltd., and stated that he endorses the observations and recommendations in that letter.

He stated that recent transportation studies prepared by the City of Brampton have demonstrated the need for a higher capacity north-south roadway in west Brampton connecting with Highways 401 and 407. He stated that the North-South Transportation Corridor was necessary to support orderly population growth in the western GTA.

Mr. McBride suggested that the City of Brampton and the Region of Peel encourage the Region of Halton, the Town of Halton Hills, the Town of Caledon and the City of Mississauga to participate in a broad based process in the development of the Terms of Reference for the Individual Environmental Assessment for the North-South Transportation Corridor/Bram West Parkway. He also requested that the City of Brampton and the Region of Peel encourage the Province to initiate a Needs and Justification Study to identify highway improvement requirements in the western GTA. He was of the view that the Region of Peel and the City of Brampton should achieve a common scheme for the road network, right-of-way widths and vehicular capacity required to provide for the population and employment growth in Brampton.

He submitted correspondence dated September 7, 2005 in support of his comments.

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Mr. Mike Everard, Augusta National Inc., Markham, on behalf of the Catholic Diocese of Toronto, asked a number of questions, to which staff responded, regarding:

- The passing of an Interim Control By-law in this area
- Consistency of this proposal with the *Places to Grow Act*
- The potential that the transportation corridor will be a toll route.

Staff confirmed that all the issues raised at this meeting will be addressed in the recommendation report that will be presented to the Planning Design and Development Committee at a future date.

- PDD208-2005
1. That the report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, D. Waters, Manager, Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated August 22, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments** (File P03 TC) be received; and,
 2. That the correspondence from Mr. Michael Gagnon, GLB Urban Planners Ltd., dated September 7, 2005, on behalf of Campi De I Mandri Farms Ltd., to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Bram West Secondary Plan and North West Brampton Future Urban Development Area Corridor Protection Area Official Plan and Zoning By-law Amendments** (File P03 TC) requesting that his client's property be considered for an exemption to the Corridor Protection Area, be received; and,
 3. That staff be directed to report back to the Planning, Design and Development Committee Meeting of September 19, 2005 and the Council Meeting of September 26, 2005, with the results of the August 8, 2005 Public Meeting and the September 7, 2005 Supplementary Public Meeting, with a staff recommendation on the City's proposed official plan and zoning by-law amendments, and with the appropriate formal adoption documents.

Carried

E. Delegations

- E1. Coalition for a Nuclear Free Peel, re: **Proposal by Mississauga Metals & Alloys for a Nuclear Waste Facility - 75 Sun Pac Boulevard, Brampton.**

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1. Mr. Warnar Hettiarachchi
2. Ms. Rosemary Keenan

The Chair acknowledged correspondence from Mr. Rick Coburn, Borden Ladner Gervais, dated September 6, 2005, re: **Mississauga Metals & Alloys for a Nuclear Waste Facility - 75 Sun Pac Boulevard, Brampton** requesting that the City prepare submissions to the federal and provincial Ministries opposing the proposal for the subject facility.

Ms. Rosemary Keenan, on behalf of Brampton Environmental Community Advisory Panel (BECAP) and the Coalition for a Nuclear Free Peel, submitted correspondence dated September 7, 2005, which she read to Committee. The correspondence outlined the reasons why she felt that a nuclear waste facility will be unsafe, unnecessary and unacceptable for the City of Brampton. She requested that the City of Brampton support the Coalition in their efforts to prevent this facility from being operated in Brampton by reviewing City by-laws and if necessary passing a new by-law restricting the incineration of radioactive waste in the community.

Mr. Warnar Hettiarachchi, on behalf of the Coalition for a Nuclear Free Peel, submitted correspondence addressed to Dr. Walter Chan, Ministry of the Environment, expressing his concerns and protest against an application to the Ministry of Municipal Affairs and Housing by Mississauga Metals & Alloys for a Nuclear Waste Facility to be located at 75 Sun Pac Boulevard, Brampton. Mr. Hettiarachchi outlined his concerns which he stated is based on scientific facts that nuclear contaminants are impossible to contain, and can expose the community, environment and ecology to radiation contamination. He requested the support of Committee in preventing this nuclear/radiation contaminated waste incinerator brought to the City of Brampton.

Committee thanked the delegations for bringing this matter to their attention.

The following motion was considered:

- PDD209-2005
1. That the following delegations and their submissions, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Proposal by Mississauga Metals & Alloys for a Nuclear Waste Facility - 75 Sun Pac Boulevard, Brampton**, be received:
 - a) Mr. Warnar Hettiarachchi, on behalf of the Coalition for a Nuclear Free Peel
 - b) Ms. Rosemary Keenan, on behalf of Brampton Environmental Community Advisory Panel (BECAP) and the Coalition for a Nuclear Free Peel, and

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2. That the correspondence from Mr. Rick Coburn, Borden Ladner Gervais, dated September 6, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Mississauga Metals & Alloys for a Nuclear Waste Facility - 75 Sun Pac Boulevard, Brampton** requesting that the City prepare submissions to the federal and provincial Ministries opposing the proposal for the subject facility be received; and,
3. That staff be directed to continue to enforce the Waste Transfer or Processing Station provisions in Zoning by-Law 270-2004 and that the Ontario Ministry of Environment and other applicable regulatory authorities be requested to carry out full regulatory investigations including public hearings with respect to any nuclear incinerator facilities in Brampton; and
4. That a copy of this resolution be forwarded to the Provincial and Federal Governments.

Carried

E 2. Delegations, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates. – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road, east of Hurontario Street to Summer Valley Drive - Ward 2** (File C1E18.13) (See Item F1)

1. Ms. Susan Cook, 7 Viewmount Crescent, Brampton
2. Mr. Mark Yarranton, KLM Planning Partners, Concord
3. Ms. Emanuela Helatti, 16 Viewmount Crescent, Brampton

Ms. Susan Cook, 7 Viewmount Crescent, Brampton, advised that she does not support the proposal for a commercial plaza at the subject site and believes that her neighbours share this opinion. She stated that all the amenities the community need are already available with the exception of a doctor's office. She was concerned about the increased traffic in the neighbourhood a commercial use would generate and the impact on the community from a safety aspect. She felt that the size of the plaza should be reduced to make it more compatible with the community. She was also concerned about the bright lighting from the plaza and the impact on the animals at night. She requested that a drive-thru, patio, a bar and restaurant uses not be permitted if the application were to be approved.

Mr. Mark Yarranton, KLM Planning Partners, Concord, on behalf of West Mayfield Developments Ltd., owners of lands located between the subject property and Summer Valley Road, advised that his client's lands are currently

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zoned residential and was concerned about the impact of the proposed commercial development on his client's lands. He stated that his client has provided servicing for the area that will benefit the applicant and requested that his client be reimbursed for the cost of those services through a cost-sharing agreement. In fairness to his client he felt that his clients lands should be developed in conjunction with the proposed development.

Ms. Emanuela Helatti, 16 Viewmont Crescent, Brampton, was concerned about increased development in the area. She felt that isolated decisions were being made on development and suggested that more communication was required with the public.

Following discussion on issues related to a drive-thru restaurant, patio, restaurant and bar, drainage, signage, lighting, garbage pick-up, utilities and streetscape, staff confirmed that all issues identified will be addressed through the development agreement, site plan and urban design approvals.

A motion was introduced to approve the staff recommendation as amended to amend Clause D to read as follows:

“That the applicant shall make arrangements to the satisfaction of the City Solicitor to enter into a development agreement, which shall incorporate the following conditions:”

and Clause E to read as follows:

“That prior to Site Plan Approval the applicant shall:”

Item F1 was brought forward and dealt with at this time.

- PDD210-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated August 17, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road, east of Hurontario Street to Summer Valley Drive - Ward 2** (File C1E18.13) be received; and,
 2. The following delegations, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates. – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road, east of**

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Hurontario Street to Summer Valley Drive - Ward 2 (File C1E18.13) be received;

1. Ms. Susan Cook, 7 Viewmount Crescent, Brampton
 2. Mr. Mark Yarranton, KLM Planning Partners, Concord
 3. Ms. Emanuela Helatti, 16 Viewmont Crescent, Brampton;
and,
3. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
- (1) The Official Plan Amendment shall amend Schedule SP1(A) of the Snelgrove Secondary Plan Area (#1) to redesignate the subject property from **“Low Density Residential - Snelgrove North and West”** to **“Service Commercial”** to permit a range of commercial uses including offices. Site specific policies, which set out the design principals for the property will also be implemented.
 - (2) The zoning by-law amendment shall amend Zoning By-Law 270-2004, as amended, to rezone the subject property from **“Agricultural (A)”** to a **“Service Commercial (SC) Special Zone”**. The following site specific zone requirements will also be implemented:
 - i. A maximum gross floor area devoted to office type uses shall be capped at 25% of the gross floor area of the Plaza;
 - ii. A minimum rear yard setback of 7.8 metres;
 - iii. An interior climate controlled garbage room will be required in each building;
 - iv. No outdoor storage will be permitted; and
 - v. Maximum building height of 1 storey.
4. That staff be directed to redesignate all of the subject property to a **“Service Commercial”** designation and rezone most of the lands from an “Agricultural (A)” zone to a **“Service Commercial”** zone with the exception of a 30 metre wide piece of land adjacent to Summer Valley Drive, which shall be zoned with a holding zone. This holding zone shall not be removed until Block 196 on Registered Plan 43M-1276 and the subject property have been merged on title. Once this has been completed, these lands shall be developed comprehensively for commercial purposes and only then can the holding zone can be removed;

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5. That the applicant shall make arrangements to the satisfaction of the City Solicitor to enter into a development agreement, which shall incorporate the following conditions:
- a. The applicant agrees to initiate discussions with West Mayfield Development Ltd. to purchase the small sliver of land (Block 196 on 43M-1276) adjacent to Summer Valley Drive and to incorporate these lands into the commercial development proposal once an agreement of purchase and sale and land transfer is completed;
 - b. The applicant / owner agree to notify all adjacent property owners one (1) week in advance of any construction activity being undertaken on the subject property;
 - c. The applicant/ owner agree to grant an easement for access purposes over to the subject property to the satisfaction of the City of Brampton and the Region of Peel in favour of those land located between the existing Petro-Canada Gas Station and the western lot line of the subject property;
 - d. Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan (Functional Servicing Report) shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
 - e. The owner shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws;
 - f. The owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
 - g. Prior to site plan approval, the owner shall pay cash-in-lieu of parkland in accordance with the Planning Act and City policy or make other arrangements to the satisfaction of the City for this payment;
 - h. The applicant shall implement the Design Brief including but not limited to the provision of appropriate building architecture, landscape treatments and other arrangements to accommodate the consolidation of street accessories such as newspaper boxes, mail boxes, utility boxes, etc. to the satisfaction of the City. In this regard, minor revisions to the plan may be necessary to provide sufficient space for such features;

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- i. The applicant shall comply with the architectural control policies of the City;
 - j. The applicant shall make satisfactory arrangements with the City for the provision of street trees within the abutting boulevards of adjacent streets;
 - k. The owner shall make appropriate arrangements with the Region of Peel's Public Works Department with regard to connection to municipal water and sanitary sewer services to service the proposed development;
 - l. Prior to site plan approval, the owner shall submit a detailed Noise Impact Study prepared by an acoustical engineer and submitted for the City's review and approval;
 - m. The owner shall provide Bell Canada with one or more conduit(s) of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line;
 - n. The owner shall supply, install and maintain a central mail facility for each business or unit to the satisfaction of Canada Post;
 - o. The owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
 - p. The owner shall agree that on-site waste collection shall be provided through a private waste hauler;
 - q. The owner shall provide a minimum 1.8 metre high masonry wall on the north side of the development site where it abuts existing residential development. The masonry wall will be located entirely on the applicant's property and may need to be increased in height pending the findings of the required Noise Study.
6. That prior to Site Plan Approval the applicant shall:
- a. Submit a Tree Inventory and Tree Protection Plan to the satisfaction of the City of Brampton; and
 - b. Submit a Community Design Brief to the satisfaction of the City of Brampton.
7. That the decision of Council to approve this application shall be null and void unless a zoning by-law implementing the approval is passed within 18 months of the Council decision.

Carried

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F. Development Team Reports

- F 1. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated August 17, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates – 3042, 3056, 3060, 3096 and 3116 Mayfield Road – North side of Mayfield Road, east of Hurontario Street to Summer Valley Drive - Ward 2** (File C1E18.13) (See Delegation E2).

Dealt with under Delegation E2, Recommendation PDD210-2005

- * F 2. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated August 5, 2005, re: **Application to Amend the Zoning By-Law – Laurelpark Inc. on behalf of Giuseppe & Rosaria Buccieri – West side of McVean Drive, South of Castlemore Road -Ward 10** (File C8E10.7)

- PDD211-2005
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated August 5, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Application to Amend the Zoning By-Law – Laurelpark Inc. on behalf of Giuseppe & Rosaria Buccieri – West side of McVean Drive, South of Castlemore Road -Ward 10** (File C8E10.7) be received; and
 2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
 1. That prior to the enactment of the Zoning By-law, the applicant shall enter into a development agreement with the City. The agreement shall include the following provisions:
 - (a) Prior to the issuance of a building permit for any development on the commercial site, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.

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- (b) That the applicant shall provide mutual easements for access and parking from the commercial block in favour of the lands to the north (Lot 82 and Block 83, 43M-1656). The applicant shall provide access over the subject lands in favour of the lands to the north for the permanent full-moves access onto McVean Drive to be situated on the subject lands or, alternatively, the commercial lands be merged with Lot 82 and Block 83.
- (c) Development of the lands is subject to the approved Urban Design Brief and the “Estates of Valleycreek Detailed Community Design Guidelines.” The developer shall comply with and implement these design guidelines, including but not limited to, the provision of appropriate building architecture and landscape treatments, and other arrangements to accommodate the consolidation of street accessories such as newspaper boxes, mail boxes, and utilities boxes to the satisfaction of the City. All of the streetscape elements referred to in these Community Design Guidelines shall be shown on the required landscape and fencing plans.
- (d) The Developer shall not apply for, or be entitled to receive, any building permits for any buildings until Architectural Approval has been given for that building by the appointed Architectural Control Consultant for the area.
- (e) The Developer and every builder shall not sell any dwelling units to be constructed until Architectural Approval is given.
- (f) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.
- (g) The applicant shall grant easements as may be required to the appropriate authority for the installation of utilities and municipal services to service the lands.

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- (h) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
 - (i) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
 - (j) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice a week.
 - (k) The owner/developer agrees to consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
 - (l) The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
 - (m) The owner/developer shall make satisfactory arrangements for the placement of a Community Mailbox; including the provision of a suitable concrete base pad for the retail portion of the site.
 - (n) That prior to site plan approval a Detailed Noise Impact Study must be prepared by an acoustical engineer and submitted for the City's review and approval. The report must address the potential noise impact associated with the proposed development on the adjacent residential lands and recommend necessary noise attenuation measures to ensure compliance with the applicable noise criteria.
2. That prior to the enactment of the Zoning By-law the applicant shall submit a design brief for the overall commercial lands at this location satisfactory to the City of Brampton for approval that demonstrates a unity in design

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between buildings and facades that relate to the street through the provision of windows and building entrances.

3. That prior to the enactment of the Zoning By-law, the City of Brampton shall be satisfied that the Estates of Valley Creek (Bram East Area 'E') Landowner's Cost-share Agreement has been revised as necessary to include the subject lands.
3. That the lands be zoned for commercial and residential uses in a manner identical to the zoning amendment applying to the adjacent lands to the north and west and in accordance with the following:
 - 1) That the commercial portion of the property be zoned for a Commercial One-Section 1822 (C1-Section 1822) zone that permits the following uses and has the following requirements and restrictions:
 - a) Permitted uses:
 - (a) Commercial
 - (1) a retail establishment having no outside storage
 - (2) a grocery store
 - (3) a service shop
 - (4) a personal service shop
 - (5) a bank, a trust company, or finance company
 - (6) an office
 - (7) a dry cleaning/laundry distribution station
 - (8) a laundromat
 - (9) a dining room restaurant, a convenience restaurant, a take-out restaurant
 - (10) a printing or copying establishment
 - (11) a health centre
 - (b) Other
 - (1) a library
 - (2) purposes accessory to the other permitted purposes

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- b) shall be subject to the following requirements and restrictions:
 - 1) Minimum Width of Landscaped Open Space:
 - (a) 3.0 metres adjacent to a residential zone
 - (b) 3.0 metres adjacent to Castlemore Road
 - (c) 4.5 metres adjacent to McVean Drive
 - (d) 5.0 metres adjacent to Castlegate Boulevard and Deerchase Road
 - 2) Minimum Building Setback:
 - (a) 3.0 metres to Castlemore Road
 - (b) 4.5 metres to McVean Drive
 - (c) 5.0 metres to all other property lines
 - 3) A drive-through lane shall be no closer than 15 metres to a residential zone.
 - 4) All garbage and refuse storage, other than that for a restaurant, including any containers for the storage of recyclable materials, shall be fully-enclosed within a building.
 - 5) All restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
 - 6) Notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.
- 2) That the residential component of the site be zoned “Residential Single-Detached C – Section 1801 (R1C-Section 1801).”

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4. That this decision be considered null and void and a new development application be required, unless a Zoning By-law is passed within 18 months of the Council decision.

Carried

- F 3. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated August 29, 2005, re: **Block Plan – Sub-Area 1 Block Plan of the Bram East Secondary Plan (Area 41) – KLM Planning Partners Inc. – Ward 10** (File P26S-41).

Mr. Allan Parsons, Development Planner, gave a presentation that highlighted the Sub-Area 1 Block Plan – Staged Process:

- Stage 1 (conceptual) approval is recommended
- Basic planning features are finalized
 - Community vision
 - General location of roads, parks, schools, stormwater ponds, retail and residential uses
- Stage 2 approval (final approval) will not be issued until all background studies are approved
- Sub-Area 1 Block Plan – Vision
 - Creation of a visually attractive, pedestrian scale residential community having an identifiable Community Node together with distinct, self-contained neighbourhoods that are well connected in terms of the road network and open space linkages.

Mr. Parsons advised that two public information sessions were held in November 2004, and on June 15, 2005.

- PDD212-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated August 29, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Block Plan – Sub-Area 1 Block Plan of the Bram East Secondary Plan (Area 41) – KLM Planning Partners Inc. – Ward 10** (File P26S-41) be received; and;
 2. That the Block Plan for Sub-Area 1 of the Bram East Secondary Plan (prepared by KLM Planning Partners Inc, dated June 13, 2005) be approved in principle (Stage 1 approval) with the following conditions to be satisfied prior to final (Stage 2) approval:

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- a. That all outstanding issues with respect to growth management be addressed through revisions and finalization of the Growth Management Phasing & Sequencing Strategy Plan prepared by KLM Planning Partners Incorporated to the satisfaction of the City, in consultation with the Region of Peel, the Peel District School Board and the Dufferin-Peel Catholic District School Board;
- b. That the City shall be satisfied in consultation with the Ministry of Transportation (MTO) and Municipalities that no portion of the Sub-Area 1 Block Plan is required by the City/MTO to accommodate the future extension/alignment of the “427 Transportation Corridor”, or provided portions of the Sub-Area 1 Block Plan are required to facilitate the extension/alignment of the “427 Transportation Corridor”, revisions to the block plan and any pertinent background documents shall be undertaken to the satisfaction of the Commissioner of Planning Design and Development.
- c. That Block Plan Design Guidelines for the Sub-Area 1 Block Plan are approved to the satisfaction of the Commissioner of Planning, Design and Development;
- d. That a Facility Fit Plan for all valleyland in the Sub-Area 1 Block Plan be approved to the satisfaction of Commissioner of Planning, Design and Development, and any conditions of approval, including necessary revisions to the Block Plan be accommodated;
- e. That a conceptual facility fit plan for a pedestrian walkway which identifies grading information, environmental conditions, required TRCA/City setbacks and other applicable information shall be approved to the satisfaction of the Commissioner of Planning Design and Development. In this regard, the conceptual facility fit plan shall confirm if the pedestrian walkway can be installed in the valleyland from Castlemore Road to the south border of this plan in accordance with the Pathway’s Master Plan. If a trail is not feasible in some valley locations due to these constraints, then a valley edge pathway shall be provided within valley edge buffers, setbacks and additional dedicated tableland, as required. The conceptual facility fit shall also identify the feasibility of achieving an underpass connection, to City standards, at the bridge located northeast of the Community Park block.

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- f. That the Master Environmental Servicing Plan prepared by Marshall Macklin Monaghan be approved to the satisfaction of the City and the Toronto and Region Conservation Authority;
- g. That Traffic Impact Assessment prepared by Lea Consulting Limited be approved to the satisfaction of the City and the Region of Peel; including an analysis confirming potential transit routes, stops and the ability to tie in with other transit options and corridors.
- h. That the Noise and Vibration Feasibility Study prepared by Marshall Macklin Monaghan be approved to the satisfaction of the City and the Region of Peel;
- i. That an Archaeological Assessment be prepared and approved to the satisfaction of the Ministry of Tourism, Culture and Recreation;
- j. That a Class EA for sewer servicing in proximity to Regional Road 50, located between Castlemore Road and Cottrelle Boulevard, be approved;
- k. That a Heritage Impact Assessment reviewing any heritage buildings and their associated property is approved to the satisfaction of the Commissioner of Planning Design and Development and any conditions of approval, including necessary revisions to the Block Plan be accommodated. This study will confirm that the heritage resource list for the Sub-Area 1 Block Plan that was provided by the City is complete.
- l. That a Vegetation Assessment and Retention Report be approved to the satisfaction of the Commissioner of Planning Design and Development and any conditions of approval, including necessary revisions to the Block Plan be accommodated;
- m. That a Cost Sharing Agreement be prepared to the satisfaction of the City and shall be executed prior to draft approval of any draft plans of subdivision within the Bram East Sub-Area 1 Block Plan. In accordance with City Council direction, the Cost Sharing Agreement will contain financial mechanisms and commitments for distributing the cost of the preservation of identified heritage resources amongst benefiting landowners.

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- n. That a Special Study be completed for the area encompassing and in proximity to the Community Park, as identified on Map 1, to the satisfaction of the Commissioner of Planning, Design and Development, to determine the land uses and design scenarios for this area of the Block Plan in the event the Community Park is not required, or if required, the possible joint-use facility with the abutting public school site(s) and any conditions of approval, including necessary revisions to the Block Plan be accommodated;
- o. That the Landowners Group and City initiated Official Plan Amendments for the subject lands shall receive final approval (Council approved on August 15, 2005, appeal period expiring on September 19, 2005);
- p. That the Stage 2 (final) Block Plan shall include:
 - 1. A place of worship block located east of The Gore Road that is increased in size to approximately 4 hectares.
 - 2. Residential land use designations delineated to represent the designations of the Bram East Secondary Plan (i.e. “Low/medium Density Residential”, and “Medium Density Residential”).
 - 3. All building footprints of heritage resources identified with detail provided on how the heritage resources will be incorporated into a block plan.
 - 4. Residential lots surrounding Neighbourhood Park #8 (P8) configured to provide lots that face toward the park, with the exception of those lots contained within the same block as the park, which may have side-lotting.
 - 5. revisions to the Block located at the southwest corner of Castlemore Road and Clarkway Drive to extend the north-south leg of Street “31” northward as a window street and connect into the east-west leg of Street “28.”
 - 6. The historic Harrison Cemetery located at 9749 Gore Road, presently shown off of Street “A,” identified on the plan as a Cemetery land use.
 - 7. The location of the top-of-bank and the provision of a 2.5 metre top-of-bank setback area adjacent to valleylands (to

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be dedicated to the City), shown on the plan for the Commercial Block located at the southwest corner of the Castlemore Road and Street “F” intersection and for Neighbourhood Park 4 (P4). All lands that fall below the identified top-of-bank shall be identified as Valleyland on the revised block plan submission.

8. Entry feature locations and all necessary blocks identified on a revised Block Plan.

q. That the final Block Plan, together with the supporting technical reports be revised and updated to reflect modifications arising from the resolution of all conditions identified in recommendation #2, to the satisfaction of the Commissioner of Planning, Design and Development.

Carried

G. Committee of Adjustment Reports - nil

H. Policy Planning Reports -nil

I. Building and Zoning Reports

* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated August 16, 2005, re: **Application for a Permit to Demolish a Residential Property – 10054 Creditview Road – Ward 6** (File G33 LA).

PDD213-2005 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated August 16, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Application for a Permit to Demolish a Residential Property – 10054 Creditview Road – Ward 6** (File G33 LA) be received; and

2. That the application be approved subject to standard permit conditions.

Carried

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- * I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated August 16, 2005, re: **Application for a Permit to Demolish a Residential Property – 10258 Airport Road – Ward 10** (File G33 LA).

- PDD214-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated August 16, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Application for a Permit to Demolish a Residential Property – 10258 Airport Road – Ward 10** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

J. Community Design - Parks Planning and Development Reports - nil

K. Engineering and Development Services Reports - nil

L. Minutes

- * L 1. **Brampton Heritage Board Minutes – August 16, 2005.**

- PDD215-2005 That the Minutes of the Brampton Heritage Board Meeting of August 16, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, Recommendations HB099-2005 to HB104-2005, be approved as printed and circulated:

Carried

The recommendations were approved as follows:

- HB099-2005 That the agenda for the Brampton Heritage Board Meeting of August 16, 2005, 2005 be approved, as amended, as follows:

To add:

- M 2. Discussion at the request of Mr. Michael Avis re: **Plank House – 1985 Bovaird Drive West – Ward 6** (File G33).

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HB100-2005 That the **Minutes of the Brampton Heritage Board Meeting of July 19, 2005**, to the Brampton Heritage Board Meeting of August 16, 2005, be received, as amended, to delete the second reference to Ms. Maureen Sim under “Members Absent”.

HB101-2005 That the report from the Brampton Heritage Board Ad Hoc Committee to Explore Options for the Re-use of the former CP Railway Station, undated, to the Brampton Heritage Board Meeting of August 16, 2005, re: **Proposal for Re-use of the former CP Railway Station** (File G33) be received; and,

Whereas the former CP Railway Station has been significant in shaping the growth of the City of Brampton, having served the City for over 80 years; and,

Whereas the Brampton Heritage Board has been an active participant in efforts to preserve the Station since CP Rail declared it obsolete in 1977, and played an integral role in the dismantling and storage of the Station components; and,

Whereas the Board’s Ad Hoc Committee has reviewed and identified a number of potential re-uses/locations for the Station, outlined in the subject report; and,

Whereas the Ad Hoc Committee also identified the need for further study before the Station could be reconstructed and re-used;

Therefore Be It Resolved that this matter be referred to staff for a report back to the Brampton Heritage Board, as follows:

- Legal Services Department for review of the ownership of the Station (stored components);
- Planning, Design and Development Department for review of the condition of the stored components to determine reconstruction costs associated with this project;
- Community Services and Management and Administrative Services Departments for review and consideration of the suggested re-uses/locations outlined in the subject report and identification of other possible City sites for this purpose; and,

That these reports be submitted within 90 days of Council approval of this recommendation to the City’s Heritage Coordinator for presentation to the Brampton Heritage Board.

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HB102-2005 That the Brampton Heritage Inventory Reports from J. Leonard, Heritage Coordinator, Planning, Design and Development, dated August 2005, to the Brampton Heritage Board Meeting of August 16, 2005, re: **Candidate Properties for Listing on the City of Brampton Inventory of Heritage Resources** (File G33) be received; and,

That the following properties be endorsed for listing on the City of Brampton Inventory of Heritage Resources:

1. Kennedy Valley – Kennedy Road south of First Gulf Boulevard – Ward 3
2. Magnet Hotel Site – Airport Road south of Steeles Avenue – Ward 8

HB103-2005 Whereas, at its meeting of August 16, 2005, the Brampton Heritage Board was made aware of the existence of a heritage resource in the form of a plank house located at 1985 Bovaird Drive West in Ward 6; and,

Whereas at that time the Board considered the heritage attributes of this plank house, its current condition and that potential for loss of this heritage resource;

Therefore Be It Resolved that this heritage resource be put forward for immediate listing on the City of Brampton Inventory of Heritage Resources, and possible heritage designation at the determination of the City's Heritage Coordinator.

HB104-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 20, 2005 at 7:00 p.m., or at the call of the Chair.

Carried

M. Other/New Business/Unfinished Business

M 1. **Monthly Update – Status of Highway 410 Extension - nil**

M 2. **Notice of Motion - City Councillor Callahan -Parking of Oversized Motor Vehicles on Private Property.**

“That staff be directed to report to the Planning, Design and Development Committee, with respect to an amendment to the Zoning By-law to permit recreational vehicles to be parked at the owner's property in residential areas during the summer months.”

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PDD216-2005 The following motion be referred to the Committee of Council Meeting scheduled to be held on September 21, 2005 for discussion.

“That staff be directed to report to the Planning, Design and Development Committee, with respect to an amendment to the Zoning By-law to permit recreational vehicles to be parked at the owner’s property in residential areas during the summer months.”

Carried

N. Referred Matters

* N 1. **List of Referred Reports – Planning, Design And Development Committee.**

PDD217-2005 That the **List of Referred Matters – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of September 7, 2005 (File P45GE) be received.

Carried

O. Deferred Matters

O 1. Pursuant to Recommendation PDD175-2005 the following was deferred to the meeting of September 7, 2005 for further review by staff:

“Report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, re: **Application to Amend the Official Plan and Zoning By – Hanh Nguyen / 11495 Hurontario Street – East side of Hurontario Street, midway between Mayfield Road and Conservation Drive - Ward 2** (File C1E17.24)”

Staff requested a further deferral of this item in order to respond to issues raised by the applicant that remain outstanding.

PDD218-2005 That the report from K. Ash, Manager of Development Services, and G. Charles, Development Planner, Planning, Design and Development, dated August 8, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Application to Amend the Official Plan and Zoning By – Hanh Nguyen / 11495 Hurontario Street – East side of Hurontario Street, midway between Mayfield Road and**

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Conservation Drive - Ward 2 (File C1E17.24) be referred back to staff for a further report to a future meeting of the Planning, Design and Development Committee.

Carried

P. Correspondence

- * P 1. Correspondence from the Region of Peel dated July 13, 2005, re: **Resolution on Water and Waste Servicing Master Plan, Capital Projects 05-1569 and 05-2550.**

PDD219-2005 That the correspondence from the Region of Peel dated July 13, 2005, to the Planning, Design and Development Committee Meeting of September 7, 2005, re: **Resolution on Water and Waste Servicing Master Plan, Capital Projects 05-1569 and 05-2550** be received.

Carried

Q. Question Period

R. Public Question Period - nil

S. Closed Session

- S 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

PDD220-2005 That Committee proceed into Closed Session in order to address the matter pertaining to:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

T. Adjournment

PDD221-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, September 19, 2005 at 1:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

September 19, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice-Chair: Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
K. Ash, Manager of Development Services
A. Taranu, Manager of Urban Design and Public Buildings
M. Gervais, Development Planner

Legal Services Department
C. Viinberg, Legal Counsel

Management and Administrative Services Department
K. Zammit, Director of Council and Administrative Services and Acting City Clerk
C. Urquhart, Legislative Coordinator

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Planning, Design and Development Committee

The meeting was called to order at 11:48 a.m., moved in to Closed Session at 11:50 a.m., move out of Closed Session at 1:10 p.m., reconvened in Open Session at 1:30 p.m., and adjourned at 3:30 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendations
A. PDD222-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD223-2005	Delegation - Highway 410 Extension - Phase 111 (north of Mayfield Road to Highway 10)
E1. PDD224-2005	Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd. – East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10 (File C10E7.13).
E2. PDD225-2005	Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd - East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10 (File C10E7.14).
F1. PDD226-2005	Committee of Adjustment Activity Summary – January to June 2005 (File G31AC).
G1. PDD227-2005	Status Report – Brampton Official Plan Review (File P25 OV).
H1. PDD228-2005	Application for a Permit to Demolish a Residential Property – 40, 46 & 54 Bovaird Drive – Ward 2 (File G33 LA)
I1. PDD229-2005	Downtown Urban Design Vision Report (File P03.DUDS).
I2. PDD230-2005	Long - Term Site Development Vision – Flower City Community Campus (FCCC) (File B10.OLD).
J.	Engineering and Development Services Reports
K.	Minutes
L1.	Monthly Update – Status of Highway 410 Extension

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M1.	PDD231-2005	List of Referred Reports - Planning, Design and Development Committee
N.		Deferred Matters
O.		Notice of Motion
P.		Correspondence
Q.		Question Period
R.		Public Question Period
S.	PDD232-2005	Closed Session
T.	PDD233-2005	Adjournment

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD222-2005 That the agenda for the Planning, Design and Development Committee Meeting dated September 19, 2005, be approved as amended to add as follows:

Re: D 1. **Highway 410 Extension - Phase 111 (north of Mayfield Road to Highway 10)**

1. Correspondence from Ms. Kimberly Beckman, Davies Howe Partners, dated September 16, 2005, on behalf of the Kennedy Heart Lake Owners Group in support of the proposed completion of the Highway 410 extension
2. Delegation #2, Mr. Michael Luchenski, President, Brampton Board of Trade.

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, H1, M1)

D. Delegations

- D 1. Mr. Stephen Townsend and/or Mr. Emile Saulner, on behalf of Valleywood Residents Association, re: **Highway 410 Extension - Phase 111 (north of Mayfield Road to Highway 10)**.

Mr. Stephen Townsend, on behalf of Valleywood Residents Association (VRA) stated that he does not support the proposed route of the Highway 410 Extension, north of Mayfield Road to Highway 10, as he believes that the initial approved process that was used to determine the current proposed alignment was flawed and would destroy the natural environment of the community. The VRA feels that there are alternate routes that would meet the needs of today and the future and better serve the community. Mr. Townsend noted that the Ministry of Transportation (MTO) is aware of the concerns of the residents and has advised that any change to the approved alignment would cause a delay and would require new environmental assessment approvals.

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Mr. Townsend advised that it is his understanding the Town of Caledon would support potential consideration of the re-alignment and requested the City of Brampton's support of the VRA's request to MTO to review all the new information that has been provided to them, that consideration be given for a realignment of Highway 410 extension that would have less impact on the community and the environment, and be more cost efficient for the City of Brampton.

Mr. Townsend expressed his disappointment that Council passed Resolution C220-2005 on September 12, 2005, as follows, prior to hearing this delegation:

“That the copy of the correspondence from Mayor Susan Fennell to the Honourable Harinder Takhar, Minister of Transportation dated August 17, 2005 to the Council Meeting of September 12, 2005 re: **Brampton Cannot Support Any Consideration of Highway 410 Extension Realignment**, be received; and

“That the position of Mayor Susan Fennell as outlined in the subject correspondence be endorsed as the position of the City of Brampton.”

Mr. Townsend circulated documentation in support of his comments.

Mr. Michael Luchenski, President, Brampton Board of Trade, advised that he supports the proposed alignment of Highway 410 Extension, as he believes the extension of the highway will alleviate the existing traffic congestion that commuters face on a daily basis. While he sympathized with the residents of Valleywood, he felt that any delay of the proposal will negatively impact the City, the business community and commuters. He requested that the City take measures to ensure that the proposed extension proceeds without further delay.

- PDD223-2005
1. That the following delegations to the Planning, Design and Development Committee Meeting of September 19, 2005, re: **Highway 410 Extension - Phase 111 (north of Mayfield Road to Highway 10)**, be received:
 - a) Mr. Stephen Townsend on behalf of Valleywood Residents Association (VRA) and written submission
 - b) Mr. Michael Luchenski, President, Brampton Board of Trade; and
 2. That the correspondence from Ms. Kimberly Beckman, Davies Howe Partners, dated September 16, 2005, on behalf of the Kennedy Heart Lake Owners Group, to the Planning, Design and Development Committee Meeting of September 19, 2005, re:

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Highway 410 Extension - Phase 111 (north of Mayfield Road to Highway 10) in support of the proposed completion of the Highway 410 extension, be received.

Carried.

E. Development Team Reports

- E.1 Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated September 1, 2005, re: **Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd. – East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.13).

Items E1 and E2 were discussed together.

Discussion took place on possible measures that could be implemented to protect potential home buyers who pay premiums on lots based on the uses of abutting lands, eg school site, place of worship site.

Staff advised that under the *Planning Act*, the City does not have any control regarding the purchase price of properties, and noted that it is a requirement that sales offices display sales maps that highlight amenities such as schools, places of worship, parks, noting that the use may change. John Corbett, Commissioner of Planning, Design and Development confirmed that staff regularly visit the sales sites to ensure that this requirement is being met and that conditions of approval require appropriate warning clause in offers of purchase and sale.

A motion was introduced to approve the staff recommendation as amended to add the following condition:

“That prior to the enactment of the zoning by-law staff be directed to investigate whether the landowners who would have backed onto or sided onto the school site on Eastbrook Way, paid lot premiums”

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| PDD224-2005 | 1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated September 1, 2005, to the Planning, Design and Development Committee Meeting of September 19, 2005, re: Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd. – East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10 (File C10E7.13) be received; and |
|-------------|--|

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2. That prior to the enact of the amending zoning by-law the applicant shall pay cash-in-lieu of parkland dedication in accordance with City policy and the *Planning Act* or make other arrangements to the satisfaction of the City for this payment;
3. That the subject application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - (1) The subject site be rezoned from “Institutional One (I1) to Residential Single Detached C – Section 1811”.
4. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation;
5. That prior to the enactment of the zoning by-law staff be directed to investigate whether the landowners who would have backed onto or sided onto the school site on Eastbrook Way, paid lot premiums.

Carried

- E 2. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated September 1, 2005, re: **Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd - East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.14).

Note: It was noted that the discussions on Item E1 (**Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd. – East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.13), apply equally to this item, and the same amendment was made regarding the additional condition as follows:

“That prior to the enactment of the zoning by-law staff be directed to investigate whether the landowners who would have backed onto or sided onto the school site on Eastbrook Way, paid lot premiums”

- PDD225-2005 1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated September 1, 2005, to the Planning, Design

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and Development Committee Meeting of September 19, 2005, re: **Application to Amend the Zoning By-Law – Bram East Phase 1 – Ebenezer Group Ltd - East of The Gore Road and South of the future Cottrelle Boulevard - Ward 10** (File C10E7.14) be received; and

2. That the subject application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - (1) The subject site be rezoned from “Institutional One (I1) to Residential Single Detached C – Section 1811”.
3. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation;
4. That prior to the enactment of the zoning by-law staff be directed to investigate whether the landowners who would have backed onto or sided onto the school site on Eastbrook Way, paid lot premiums.

Carried

F. Committee of Adjustment Reports

- F 1. Report from P. Snape, Manager of Development Services, and C. Whittingham, Planner, Information Services, Planning, Design and Development, dated September 13, 2005, re: **Committee of Adjustment Activity Summary – January to June 2005** (File G31AC).

Discussion took place with respect to:

- the timing of reports on the summary of Committee of Adjustment activity
- staff positions on applications for minor variances and the criteria by which staff makes a recommendation
- consideration of a workshop for Members and staff to review the Committee of Adjustment process.

The following motion was considered:

- PDD226-2005 1. That the report from P. Snape, Manager of Development Services, and C. Whittingham, Development Planner, Planning, Design and Development, dated September 13, 2005, to the Planning, Design

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Planning, Design and Development Committee

and Development Committee Meeting of September 19, 2005, re: **Committee of Adjustment Activity Summary – January to June 2005** (File G31AC) be received; and

2. That a report be provided on a quarterly basis on the Committee of Adjustment Activity Summary.
3. That staff arrange a workshop for Members of Council to review the Committee of Adjustment process.

Carried

G. Policy Planning Reports

- * G 1. Report from D. Waters, Manager, Land Use Policy and C. Lo, Policy Planner, Planning, Design and Development dated September 13, 2005, re: **Status Report – Brampton Official Plan Review** (File P25 OV).

- PDD227-2005
1. That the report from D. Waters, Manager, Land Use Policy and C. Lo, Policy Planner, Planning, Design and Development dated September 13, 2005, to the Planning, Design and Development Committee Meeting of September 19, 2005, re: **Status Report – Brampton Official Plan Review** (File P25 OV) be received; and
 2. That staff be directed to draft a revised Official Plan in accordance with the updated work program attached to the subject report as Appendix E;
 3. That the Official Plan Review be given the highest priority in the Planning Policy and Growth Management Division's work program in order to complete the project by the end of this year; and staff be directed to report back to Planning, Design and Development Committee if any specific delays are experienced in other areas of the Division's work program; and
 4. That the City Clerk be directed to forward a copy of the staff report and this approved recommendation to the Regions of Peel, York and Halton, the City of Toronto, and to the area municipalities of Mississauga, Caledon and Vaughan for their information.

Carried

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Planning, Design and Development Committee

H. Building and Zoning Reports

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2005, re: **Application for a Permit to Demolish a Residential Property – 40, 46 & 54 Bovaird Drive – Ward 2** (File G33 LA).

- PDD228-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2005, to the Planning, Design and Development Committee Meeting of September 19, 2005, re: **Application for a Permit to Demolish a Residential Property – 40, 46 & 54 Bovaird Drive – Ward 2** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

I. Community Design - Parks Planning and Development Reports

- I 1. Report from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development dated September 9, 2005, re: **Downtown Urban Design Vision Report** (File P03.DUDS).

Mr. Taranu gave a presentation on a “Vision for Downtown Brampton” that highlighted the following:

- Central Area Vision – role, function and character
- Bramalea City Centre Precinct Vision
- Queen Street Corridor Precinct Vision
- Downtown Brampton – Existing Character Images
- Downtown – the Business Case
- Proposed Downtown Vision
- Downtown Special Character Areas – 11 special characters were identified
- Downtown – Proposed Redevelopment Types

Discussion followed the presentation and staff responded to the following:

- Possibility of widened sidewalks for the Downtown
- Making downtown street friendly to encourage pedestrian traffic
- Development of the downtown buildings façade
- Allowable building heights for the downtown
- Possibility of a ring road system for downtown vehicular traffic.

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A motion was introduced to approve the staff recommendation as amended:

- by amending Clause 2 to provide that the “Vision” would be presented to a combined meeting of the Mayor’s Roundtable, the Brampton Downtown Business Association, as well as the Brampton Downtown Development Corporation
- to direct staff to identify all current issues / practices / policies and outside agencies which may be an impediment to achieving the vision set out in the staff report, and recommend an action plan to overcome potential barriers

- PDD229-2005
1. That the report from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development dated September 9, 2005, to the Planning, Design and Development Committee Meeting of September 19, 2005, re: **Downtown Urban Design Vision Report** (File P03.DUDS) be received; and
 2. That staff be directed to present the documents appended to the subject report at a combined meeting of the Mayor’s Round Table, Brampton Downtown Business Association (BDDBA) and Brampton Downtown Development Corporation (BDDC) and organize a Public Information Session and a Downtown Symposium;
 3. That staff be directed on the basis of the subject report to draft detailed guidelines and policies required to implement the Vision and report back to a future Council meeting; and
 4. That staff be directed to identify all current issues / practices / policies and outside agencies which may be an impediment to achieving the vision set out in the staff report, and recommend an action plan to overcome potential barriers.

Carried

- I 2. Report from K. Walsh, Director of Community Design, Parks Planning and Development, and G. Gray, Program Manager, Planning, Design and Development, dated September 19, 2005, re: **Long - Term Site Development Vision – Flower City Community Campus (FCCC)** (File B10.OLD).

- PDD230-2005
1. Report from K. Walsh, Director of Community Design, Parks Planning and Development, and G. Gray, Program Manager, Planning, Design and Development, dated September 19, 2005, to the Planning, Design and Development Committee Meeting of

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September 19, 2005, re: **Long - Term Site Development Vision – Flower City Community Campus (FCCC)** (File B10.OLD) be received; and

2. That staff continue to finalize the working drawings and apply to designate the building as a Heritage Building in consultation with the Heritage Board; and
3. That staff of Management and Administrative Services undertake an accommodation space review to determine the requirements for interim administrative space at the FCCC site, the period of time that this space is required for, and in consultation with Community Services determine the future use of the space.
4. That the Parks Culture & Recreation Master Plan process be utilized to identify the long term vision and role of the Flower City Community Campus as a City Wide Park servicing all of Brampton with an identity unique to the site

Carried

J. Engineering and Development Services Reports - nil

K. Minutes - nil

L. Other/New Business/Unfinished Business

L 1. Monthly Update – Status of Highway 410 Extension - nil

M. Referred Matters

*** M 1. List of Referred Matters – Planning, Design And Development Committee**

PDD231-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of September 19, 2005 (File P45GE) be received.

Carried

MINUTES
Planning, Design and Development Committee

N. Deferred Matters - nil

O. Notice of Motion - nil

P. Correspondence - nil

Q. Question Period

Q 1. Staff responded to questions on the following matters:

- Renaming of an existing street that has no house addresses
- Whether the construction of Brisdale Road north of Sandalwood Parkway is completed.

R. Public Question Period - nil

S. Closed Session

PDD232-2005 That Committee proceed into Closed Session in order to address the matters pertaining to:

S 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

S 2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

T. Adjournment

PDD233-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, October 3, 2005 at 7:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

October 3, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice Chair: Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Members Absent: Regional Councillor S. DiMarco – Wards 3 and 4

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning & Land Development Services
B. Winterhalt, Associate Director, Planning Policy and
Growth Management
K. Walsh, Director of Community Design, Park Planning and
Development
D. Kraszewski, Manager of Development Services
P. Snape, Manager of Development Services
D. Waters, Manager, Land Use Policy
D. Kenth, Development Engineer
A. Parsons, Development Planner
P. Cooper, Policy Planner
R. Nykyforchyn, Development Planner
N. Grady, Development Planner
T. Buonpensiero, Policy Planner
O. Izirein, Policy Planner

Legal Services Department

C. Connor, Director of Real Property and Commercial Law

Management and Administrative Services Department

L. Mikulich, City Clerk

C. Urquhart, Legislative Coordinator

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Planning, Design and Development Committee

The meeting was called to order at 7:05 p.m., and adjourned at 10:10 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD234-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD235-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Carlinds Development Corporation - Candevcon Ltd. – East of Airport Road with frontage on Mayfield Road - Ward 10 (File C7E17.11).
D2. PDD236-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Glenbrook Estates in Trust – North side of Steeles Avenue, West of the future James Potter Road (west of Chinguacousy Road) - Ward 6 (File C3W1.6).
D3. PDD237-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Cherry Lawn Estates – (Glen Schnarr and Associates Inc.) – East side of Creditview Road – North of Queen Street West - Ward 6 (File C3W6.2).
D4. PDD238-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Chariot Developments Inc. -(Glen Schnarr and Associates Inc.) – North-east quadrant of Mississauga Road and Queen Street West – Ward 6 (File C4W6.6)
D5. PDD239-2005	Application to Amend the Official Plan - Royal West Developments Inc. (Glen Schnarr and Associates Inc.) –South-east quadrant of Mississauga Road and the future Williams Parkway extension – Ward 6 (File C4W8.3)
D6. PDD240-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Kerbel Group Inc. (Tanyaville Holdings Inc.) Northerly terminus of Creditview Road, along the north and south sides of the future Williams Parkway extension – Ward 6 (File C4W8.2)

MINUTES
Planning, Design and Development Committee

- D7. PDD241-2005** Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Eden Oak (Creditview) Inc. (Glen Schnarr and Associates Inc.) – West side of Creditview Road, almost midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6 (File C4W7.5)
- D8. PDD242-2005** Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Brampton West 6-4 Limited - (Glen Schnarr and Associates Inc.) – West side of Creditview Road - north of Queen Street West – Ward 6 (File C4W6.7)
- D9. PDD243-2005** Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Denford Estates Inc. (EMC Group Limited) – East side of Creditview Road almost midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6 (File C3W7.5)
- D10. PDD244-2005** Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Springbrook Trails Inc. (Glen Schnarr and Associates Inc./George Karakokkinos) – West side of Creditview Road midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6 (File C4W7.7)
- E1. PDD245-2005** Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10 (File P26 SP50) (See Item G5)
- E2. PDD246-2005** Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A329/04 – The PMG Group – 199 Advance Boulevard, Unit 8 – Ward 8 (File A329/04) (See Item H1)
- F1. PDD247-2005** Proposed Amendments to the Official Plan and Zoning By-Law – City Wide Development Design Guidelines (File P03DG)
- F2. PDD248-2005** Draft Plan of Proposed Subdivision and Application to Amend the Official Plan and Zoning By-Law – Diversified Development Group – East of Hurontario Street and North of Perth Street – Ward 2 (File C1E16.14)
- G1. PDD249-2005** Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton (File P03 PA)

MINUTES
Planning, Design and Development Committee

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| G2. | PDD250-2005 | Requirement for Public Notification in the Registration of Second Dwelling Units (File P25 RE) |
| G3. | PDD251-2005 | Status Report – Implications of the New Provincial Policy Statement and the Gateway West Subwatershed Study Update on the Bram West Secondary Plan Review (File P26 S40) |
| G4. | PDD252-2005 | Request to Amend the Central Area Community Improvement Plan to extend the date of the Development Incentive Grant Program. (File P75 CE) |
| G5. | PDD245-2005 | Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10 (File P26 SP50) (See Delegation E1) |
| H1. | PDD246-2005 | Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A329/04 – The PMG Group – 199 Advance Boulevard, Unit 8 – Ward 8 (File A329/04) (See Delegation E2). |
| H2. | PDD253-2005 | Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A170/05 – Annette Singh – 18 Halldorson Trail – Ward 3 (File A170/05) |
| I1. | PDD254-2005 | Application for a Permit to Demolish a Residential Property – 1722 Bovaird Drive West – Ward 6 (File G33 LA) |
| I2. | PDD255-2005 | Application for a Permit to Demolish a Residential Property – 203 Queen Street East – Ward 1 (File G33 LA) |
| J. | | Community Design - Parks Planning and Development Reports |
| K. | PDD256-2005 | Construction Noise in Residential Neighbourhoods (File N05 (CONO)05) |
| L1. | PDD257-2005 | Minutes – Brampton Heritage Board – September 20, 2005 |
| M1. | | Monthly Update – Status of Highway 410 Extension |
| N1. | PDD258-2005 | Referred Matters |
| O. | | Deferred Matters |
| P. | | Notice of Motion |

MINUTES
Planning, Design and Development Committee

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| Q. | | Correspondence |
| R | | Question Period |
| S. | | Public Question Period |
| T. | | Closed Session |
| U. | PDD259-2005 | Adjournment |

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD234-2005 That the agenda for the Planning, Design and Development Committee Meeting dated October 3, 2005, be approved as amended as follows:

To add to Delegation E1, re: **Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10** (File P26 SP50) (See Item G5) the following delegations:

- 6) Ishnan Kaur, 18 Moonlight Place, Brampton
- 7) Paul Lowes, Sorenson Gravely Lowes, Planning Consultants Inc., and

To add the following correspondence, re: Item G5 (See Delegation E1)

- 1) Michael Gagnon, GLB Urban Planners Ltd., on behalf of Ralph, John and Tom Fitzpatrick owners of lands within the Vales of Humber Secondary Plan, dated October 3, 2005,
- 2) Correspondence from Giovanna Rao, 4047 Countryside Drive, Brampton, dated September 30, 2005.

Delegation E 2, re: Item H1

Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A329/04 – The PG Group – 199 Advance Boulevard, Unit 8 – Ward 8 (File A329/04).

- 1) Ron Webb, Davis Webb Schulze and Moon on behalf of the applicant
- 2) Joanne Barnett, Land Use Planner, Toronto, on behalf of the applicant
- 3) Harjinder Pabla, Brar Sweets, 199 Advance Boulevard, Unit 8, Brampton.

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, H2, I1, I2, L1, N1)

MINUTES
Planning, Design and Development Committee

D. Public Meeting Reports

- D 1. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated September 12, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Carlinds Development Corporation - Candevcon Ltd. – East of Airport Road with frontage on Mayfield Road - Ward 10** (File C7E17.11).

Members of the public present requested a presentation of the proposal.

Mr. Allan Parsons, Development Planner, gave a presentation and provided details of the proposal to facilitate a single-detached residential development at the subject site.

Mr. Jhalman Singh, 11903 Airport Road, and Mr. Luigi D'Alessandro, 6045 Mayfield Road, Brampton, jointly addressed Committee and were both concerned about the proposal and its impact on storm sewer connection to their property. They submitted correspondence dated September 20, 2005, on behalf of Mr. Steven DiCarlo, 6029 Mayfield Road, Brampton, who also has similar concerns.

Staff confirmed that the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD235-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated September 12, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Carlinds Development Corporation - Candevcon Ltd. – East of Airport Road with frontage on Mayfield Road - Ward 10** (File C7E17.11) be received; and,
 2. That the correspondence from Mr. Steven DiCarlo, 6029 Mayfield Road, Brampton, dated September 20, 2005, submitted by Mr. Jhalman Singh, 11903 Airport Road, and Mr. Luigi D'Allesandro, 6045 Mayfield Road, Brampton, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Carlinds Development Corporation - Candevcon Ltd. – East of Airport Road with frontage on Mayfield Road - Ward 10** (File C7E17.11) be received; and,

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3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 2. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated September 15, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Glenbrook Estates in Trust – North side of Steeles Avenue, West of the future James Potter Road (west of Chinguacousy Road) - Ward 6** (File C3W1.6).

No members of the public were present for this item.

- PDD236-2005
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated September 15, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Glenbrook Estates in Trust – North side of Steeles Avenue, West of the future James Potter Road (west of Chinguacousy Road) - Ward 6** (File C3W1.6) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Cherry Lawn Estates – (Glen Schnarr and Associates Inc.) – East side of Creditview Road – North of Queen Street West - Ward 6** (File C3W6.2).

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Members of the public present requested a presentation of the proposal.

Mr. Neal Grady, Development Planner, gave a presentation and provided details of the proposal to permit a development that includes single detached dwellings, and stormwater management blocks at the subject site.

Ms. Gina Rusco-Osborne, 1490 Queen Street West, Brampton, expressed the opinion that the proposed development should not be approved until the infrastructure such as sewers and roads that are needed to support the proposed development are first put in place. She was concerned about the volume of construction that will be taking place in the area of Creditview Road and Queen Street, and the difficulty it will create for residents to get in and out of driveways. She felt that the proposed development for the area should be developed in phases to reduce the impact of construction on the existing residents.

Mr. George Kee, 8261 Walnut Road, Brampton, was concerned about lot sizes that are proposed, the impact on the environment, the increased traffic that would result on Creditview Road and whether the proposal meets the criteria for managed development. He felt that the infrastructure should first be in place to accommodate new residents, that the City is growing too fast and that there should be a limit on the number of units that are constructed.

Staff provided clarification with respect to the issues raised and advised that all concerns will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD237-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Cherry Lawn Estates – (Glen Schnarr and Associates Inc.) – East side of Creditview Road – North of Queen Street West - Ward 6** (File C3W6.2) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

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- D 4. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Chariot Developments Inc. -(Glen Schnarr and Associates Inc.) – North-east quadrant of Mississauga Road and Queen Street West – Ward 6** (File C4W6.6).

Members of the public present requested a presentation of the proposal.

Mr. Neal Grady, Development Planner, gave a presentation and provided details of the proposal to permit a development that includes residential single detached and single detached executive lots and stormwater management ponds at the subject site.

Mr. Don Des Rochers, 1831 Queen Street West, Brampton, made reference to the proposed temporary pumping station to provide interim sanitary servicing as mentioned in the staff report and questioned the when the permanent pumping station will be installed. He was concerned about possible spillage or overflow from the pumping station, who would be responsible for clean up and the impact on the environment.

Clarification was provided that an environmental assessment for all services has been completed and all safeguards will be put in place in case of spills or overflow and further that the City will be working closely with the Region with respect to the sanitary sewer services.

Mr. Tony Mason, 6 Huttonville Drive, Brampton, stated that he had spoken to other neighbors who share his concerns about the proposed 40 ft lots, that they consider estate lots in Huttonville to be one acre in size and that 6 homes per acre were not compatible with the neighbourhood. He was concerned about the impact of the proposed development on the heritage aspect of Huttonville, gateway feature and walking trails, and the location of stormwater management ponds. He was also concerned about the increased traffic that would result from the proposed development and felt that the infrastructure should first be in place to accommodate new residents and that all proposed road widenings should be completed before development takes place.

Staff provided clarification with respect to the issues raised by the residents and advised that all concerns will be addressed in the recommendation report which will be presented to Committee at a future date.

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| PDD238-2005 | 1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design |
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and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Chariot Developments Inc. -(Glen Schnarr and Associates Inc.) – North-east quadrant of Mississauga Road and Queen Street West – Ward 6** (File C4W6.6) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

- D 5. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Application to Amend the Official Plan - Royal West Developments Inc. (Glen Schnarr and Associates Inc.) –South-east quadrant of Mississauga Road and the future Williams Parkway extension – Ward 6** (File C4W8.3).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD239-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Application to Amend the Official Plan - Royal West Developments Inc. (Glen Schnarr and Associates Inc.) –South-east quadrant of Mississauga Road and the future Williams Parkway extension – Ward 6** (File C4W8.3) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

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- D 6. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Kerbel Group Inc. (Tanyaville Holdings Inc.) – Northerly terminus of Creditview Road, along the north and south sides of the future Williams Parkway extension – Ward 6** (File C4W8.2).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD240-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Kerbel Group Inc. (Tanyaville Holdings Inc.) Northerly terminus of Creditview Road, along the north and south sides of the future Williams Parkway extension – Ward 6** (File C4W8.2) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

- D 7. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Eden Oak (Creditview) Inc. (Glen Schnarr and Associates Inc.) – West side of Creditview Road, almost midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6** (File C4W7.5).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD241-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design

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and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Eden Oak (Creditview) Inc. (Glen Schnarr and Associates Inc.) – West side of Creditview Road, almost midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6** (File C4W7.5) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

- D 8. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Brampton West 6-4 Limited - (Glen Schnarr and Associates Inc.) – West side of Creditview Road - north of Queen Street West – Ward 6** (File C4W6.7).

Members of the public present requested a presentation of the proposal.

Mr. Neal Grady, Development Planner, gave a presentation and provided details of the proposal to permit a development that includes residential single detached dwellings, stormwater management ponds, and a separate elementary school at the subject site.

Mr. Tony Brunner, 9224 Creditview Road, Brampton, questioned why the development concept plan which was approved in September 2004 is now being replaced with a different concept plan. He regards this plan as unacceptable and feels that lotting and road patterns proposed does adequately address the existing homes in the area. He noted that he had previously submitted correspondence to staff outlining his concerns.

Staff provided clarification with respect to the issues raised by the residents and confirmed that all concerns will be addressed in the recommendation report which will be presented to Committee at a future date.

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- PDD242-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Brampton West 6-4 Limited - (Glen Schnarr and Associates Inc.) – West side of Creditview Road - north of Queen Street West – Ward 6** (File C4W6.7) received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

- D 9. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Denford Estates Inc. (EMC Group Limited) – East side of Creditview Road almost midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6** (File C3W7.5).

Members of the public present requested a presentation of the proposal.

Mr. Neal Grady, Development Planner, gave a presentation and provided details of the proposal to permit a development that includes residential single detached dwellings and a park block at the subject site.

Ms. Gina Rusco-Osborne, 1490 Queen Street West, Brampton, said that Springbrook was considered a gateway into Brampton and was concerned that the character of the Springbrook community will be lost and the value of the neighbourhood homes would be reduced with the proposed development. She was also concerned that Queen Street will have to be widened to a 4 to 6 lane highway to accommodate the additional traffic that will be generated by the proposal and residents will have difficulty getting out of their driveways. She said that she was upset by what is happening to Queen Street as she was promised that the character of the area will be preserved.

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Mr. George Kee, 8261 Walnut Road, Brampton, was concerned about the increased traffic on Creditview Road that would result from the subject proposal; the safety of pedestrians and cyclists who use the roads on a regular basis, and questioned whether Creditview Road will end at Williams Parkway. Mr. Kee also noted that the proposed stormwater management pond at the north-east corner of Mississauga Road and Queen Street West might be costly to install and maintain, and that perhaps the City could encourage the development of the lands for institutional uses such as a college or school in order to give the corner some form of commemorative presence or prominence.

Mr. Matthew Gentile, 1 Barnes Court, Brampton, stated that he regards the subject area as ‘the last of the beautiful areas’ that is left in Brampton and that ‘short-sighted’ developers should not be allowed to destroy it.

Staff provided clarification with respect to issues raised regarding Creditview Road and confirmed that all the other concerns will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD243-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Denford Estates Inc. (EMC Group Limited) – East side of Creditview Road almost midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6** (File C3W7.5) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

- D 10. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Springbrook Trails Inc. (Glen Schnarr and**

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Associates Inc./George Karakokkinos) – West side of Creditview Road midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6 (File C4W7.7).

No members of the public indicated that they wished to address Committee regarding this item.

The Chair acknowledged correspondence from Tony and Rose-Marie Brunner and Tejinder Singh and Kulwinder Kaur dated September 25, 2005, that was appended to the staff report.

- PDD244-2005
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Springbrook Trails Inc. (Glen Schnarr and Associates Inc./George Karakokkinos) – West side of Creditview Road midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6 (File C4W7.7)** be received; and
 2. That the correspondence from Tony and Rose-Marie Brunner and Tejinder Singh and Kulwinder Kaur dated September 25, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law - Springbrook Trails Inc. (Glen Schnarr and Associates Inc./George Karakokkinos) – West side of Creditview Road midway between Queen Street West to the south and the future Williams Parkway extension to the north – Ward 6 (File C4W7.7)** be received; and
 3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal and final approval of the sub-area 2 block plan.

Carried

E. Delegations

- E 1. Delegations, re: **Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10 (File P26 SP50) (See Item G5).**

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1. Mr. Dan O'Reilly, 7660 Mayfield Road, Bolton
2. Mrs. Shahnaz Kiyani, 4 Moonlight Place, Brampton
3. Ms. Maria Rodrigues, 12 Everglade Drive, Brampton
4. Mr. Herbert Arnold, Legal Counsel for the Fitzpatrick family, landowners within the Vales of Humber
5. Mr. Randolph Smith, Legal Counsel for a number of landowners within the Vales of Humber
6. Ms. Ishnan Kaur, 18 Moonlight Place, Brampton
7. Mr. Paul Lowes, Sorenson Gravely Lowes, Planning Consultants Inc.

Mr. Dan O'Reilly, 7660 Mayfield Road, Bolton, provided background information on the history of Wildfield which is located on Mayfield Road on the east side of The Gore Road. He noted that staff is aware of his concerns which is to protect the village of Wildfield. He advised that he is still opposed to the subject official plan amendment and requested that measures be adopted to minimize the impact of the proposed development on the community and preserve the historic character of Wildfield.

Ms. Shanaz Kiyani, 4 Moonlight Place, Brampton, advised that she had spoken to the area Councillors in November 2003 and was given the assurance that 40 and 50 ft lots will not be considered in any proposal for development within the Vales of Humber. It was her opinion that it is the best area to live, and needs to be developed carefully while incorporating a design that is in scale and compatible with the homes in the vicinity. She felt that the information that was collected from previous meetings have not been utilized in the subject proposal and that a more efficient use of the land is required. She was also concerned about the impact of the proposal on the environment and the market value of existing homes. Ms. Kiyani submitted correspondence dated October 3, 2005, in support of her concerns.

Ms. Maria Rodrigues, 12 Everglade Drive, Brampton, advised that she does not support the subject proposal that includes 50 ft. lots. She felt that lot sizes of 70 ft would be more appropriate as transition lots for the existing community and that anything less would be unacceptable. She stated that executive lots should remain at 2 acres and questioned the definition of executive housing as she felt that a community such as Lionhead does not qualify as executive housing.

Ms. Ishnan Kaur, 18 Moonlight Place, Brampton, said that the proposal for the Vales of Humber have been under discussion since 2003 and the area residents are still opposed to the plan until more details are provided to them. She felt that the unique character of the area should be preserved, that there is market for 2 acre estate homes and that the City does not need more 'cookie cutter' homes.

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She agreed that 70 ft lots will be compatible with the neighbourhood but felt 50 ft lots were not appropriate. She was concerned that the existing infrastructure will not accommodate new growth, road widenings are far off and that the Region has not planned for the extension of municipal services up to the Vales of Humber. She stated that the impact on the environment, traffic congestion, quality of life of the existing community and the concerns of the area residents need to be addressed before the proposal receives final approval.

Mr. Corbett advised that the Vales of Humber is not the subject of a development application which is what the Region considers when undertaking their capital works plan. Once the area is subject to an approved official plan amendment, the Region will then adjust the timing of its capital works program for infrastructure to reflect the development of the Vales of Humber. Mr. Corbett advised that this also applies to the City's capital works program.

Mr. Herbert Arnold, Legal Counsel for the Fitzpatrick family, stated that he submitted correspondence to the City outlining the concerns of his clients and the implications of the proposal to their property. He requested that the new policy regarding a minimum lot size of 2 acres for lands designated estate residential not be included in the official plan amendment at this time. Mr. Arnold further requested that staff meet with his clients to discuss the future use of his clients lands.

Mr. Randolph Smith, Legal Counsel for a number of landowners within the Vales of Humber, and Trinison Management Corporation, advised that Mr. Paul Lowes, Sorenson Gravely Lowes, Planning Consultants Inc., will give a presentation regarding the subject proposal. Mr. Lowes stated that his clients submitted a concept plan proposing higher densities in accordance with the new Provincial planning initiatives for the lands east of McVean Drive that was not supported by City staff and the local Councillors. Mr. Lowes stated that the official plan amendment before Planning Committee strikes a balance between the residents and his client. He advised Committee that his client would withdraw their private application once the official plan amendment is in force.

Discussion followed and staff responded to comments and questions with respect to the following:

- whether the proposal is appropriate for the area
- the concerns of the residents regarding density, minimum lot frontages and lot width being addressed
- protection of the environment
- preservation of the village of Wildfield

Item G5 was brought forward and dealt with at this time.

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A motion was introduced to approve the staff recommendation as amended in the following clause to change the word “designated” to “zoned”.

- f) Adding a new Section (7) to further protect the remaining lands designated Estate Residential in the Official Plan and to maintain a supply of undeveloped land for the future development of two acre building lots, by specifying that the minimum lot size is two acres.

The amendment was voted on and approved.

The following motion, as amended, was considered:

- PDD245-2005
- 1. That the report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated September 15, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10** (File P26 SP50) be received; and
 - 2. That the following delegations to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10** (File P26 SP50) be received:
 - 1. Mr. Dan O'Reilly, 7660 Mayfield Road, Bolton
 - 2. Mrs. Shahnaz Kiyani, 4 Moonlight Place, Brampton
 - 3. Ms. Maria Rodrigues, 12 Everglade Drive, Brampton
 - 4. Ms. Ishnan Kaur, 18 Moonlight Place, Brampton
 - 5. Mr. Herbert Arnold, Legal Counsel for the Fitzpatrick family
 - 6. Mr. Randolph Smith, Legal Counsel for a number of landowners within the Vales of Humber
 - 7. Mr. Paul Lowes, Sorenson Gravely Lowes, Planning Consultants Inc., and
 - 3. That the following correspondence to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10** (File P26 SP50) be received:
 - 1) Mr. Michael Gagnon, GLB Urban Planners Ltd., dated October 3, 2005, on behalf of Ralph, John and Tom Fitzpatrick owners of lands within the Vales of Humber Secondary Plan,
 - 2) Mrs. Giovanna Rao, 4047 Countryside Drive, Brampton, dated September 30, 2005
 - 3) Mrs. Shahnaz Kiyani, 4 Moonlight Place, Brampton, dated October 3, 2005; and,

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4. That staff be directed revise the City's official plan amendment for the Vales of Humber Planning Area by:
 - a) Deleting Section 4.1.2.9.1 ii) maximum density, iii) minimum lot area, iv) minimum lot depth, v) minimum lot width as all of these specific policies are addressed within the Executive Housing Section of Brampton's Official Plan.
 - b) Adding a new Section 4.1.2.9.1 ii) which states that notwithstanding the executive housing policy 4.1.2.2 viii), the minimum lot frontage for single detached homes within the transition area shall be 15.2 metres (50 feet) and the maximum net residential density shall be 14.25 units/net hectare (6 units/net acre)
 - c) Adding a new Section 4.1.2.9.1 iii) to identify factors upon which appropriate lot frontages will be established during the secondary plan process.
 - d) Adding a new policy within Section 4.1.2.9.3, which states that growth management studies will specifically take into account the impact of development on the timing of necessary local and regional road improvements. Release of lands for development will be subject to the results of these studies and associated capital budget commitments.
 - e) Adding a new Section 4.2.1.9.5, which reviews the potential for community commercial uses in the lands adjacent to the southeast corner of Mayfield Road and McVean Drive.
 - f) Adding a new Section (7) to further protect the remaining lands zoned Estate Residential in the Official Plan and to maintain a supply of undeveloped land for the future development of two acre building lots, by specifying that the minimum lot size is two acres.
5. That staff be directed to prepare the necessary documents in order for City Council to adopt the Vales of Humber official plan amendment at their meeting of October 12, 2005; and,
6. That the City Clerk be directed to forward a copy of the subject staff report and the approved recommendation to the Region of Peel, the Town of Caledon and the City of Vaughan.

Carried

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- E 2. Delegations, re: **Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A329/04 – The PG Group – 199 Advance Boulevard, Unit 8 – Ward 8** (File A329/04) (See Item H1)
1. Ron Webb, Davis Webb Schulze and Moon, on behalf of the applicant
 2. Joanne Barnett, Land Use Planner, Toronto, on behalf of the applicant
 3. Harjinder Pabla, Brar Sweets, 199 Advance Boulevard, Unit 8, Brampton.

The delegations were present but did not speak on this matter due to a motion being presented to approve the staff recommendation as amended to replace Clause 2 as follows:

“That staff not attend the Ontario Municipal Board hearing on October 13, 2005 in regards to the Committee of Adjustment Decision on Minor Variance Application A329/04”.

- PDD246-2005
1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 7, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A329/04 – The PG Group – 199 Advance Boulevard, Unit 8 – Ward 8** (File A329/04) be received; and,
 2. That staff not attend the Ontario Municipal Board hearing on October 13, 2005 in regards to the Committee of Adjustment Decision on Minor Variance Application A329/04.

Carried

F. Development Team Reports

- F 1. Report from K. Ash, Manager of Development Services, Planning, Design and Development, dated September 15, 2005, re: **Proposed Amendments to the Official Plan and Zoning By-Law – City Wide Development Design Guidelines** (File P03DG).

This item was approved and carried without discussion. However, later in the meeting on a 2/3 majority vote the item was subsequently reopened.

Discussion took place and staff responded to questions with respect to the reference in the report regarding Flower City Strategy and the need to provide more specific information regarding the City’s Flower City Strategy within the design guidelines.

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- PDD247-2005
1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, dated September 15, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Proposed Amendments to the Official Plan and Zoning By-Law – City Wide Development Design Guidelines** (File P03DG) be received; and
 2. That staff be directed to hold a Public Meeting with respect to the draft Official Plan Amendment and draft zoning by-law amendment attached to the subject report and report back to Planning, Design and Development Committee; and
 3. That staff be directed to undertake the next steps towards enhancing and implementing the Development Design Guidelines as set out in the subject report, including preparing new development standards for “round-a-bouts”, rear laneways, reduced road rights-of-way and gateway features.

Carried

- F 2. Report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated September 28, 2005, re: **Draft Plan of Proposed Subdivision and Application to Amend the Official Plan and Zoning By-Law – Diversified Development Group – East of Hurontario Street and North of Perth Street – Ward 2** (File C1E16.14).

Discussion took place and staff responded to questions with respect to the need for open space areas, the size and number of lots proposed and whether the concerns expressed by residents with respect to density have been addressed.

The following motion was considered:

- PDD248-2005
1. That the report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated September 28, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Draft Plan of Proposed Subdivision and Application to Amend the Official Plan and Zoning By-Law – Diversified Development Group – East of Hurontario Street and North of Perth Street – Ward 2** (File C1E16.14) be received; and

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2. That prior to the issuance of draft approval, this application shall receive allocation under the Development Cap in accordance with the approved Transition and Implementation Strategy, and
3. That prior to the adoption of the Official Plan Amendment and prior to draft approval, all outstanding final comments and conditions of approval from Bell Canada and Canada Post; shall be received by the Planning, Design and Development Department and any appropriate conditions of approval, including revisions to the plan and physical layouts resulting from these comments shall be included, and
4. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision, to the satisfaction of the City, to be posted in a prominent location in each sales office where homes in the subdivision are being sold, which map shall contain the applicable information (including any street names) prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps, and
5. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City, which agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan, and
6. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved by the City's Engineering and Development Services Division and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken, and
7. That prior to the issuance of draft plan approval, the applicant shall submit a Design Brief, which includes architectural and landscape design guidelines, to the satisfaction of the Commissioner of Planning, Design and Development - in this regard, conditions of approval, including revisions to the plan and physical layout may be required, and
8. That prior to the issuance of draft plan approval, the applicant shall agree, in writing, to the form and content of an implementing zoning by-law, to the satisfaction of the Commissioner of Planning, Design and Development, and
9. That prior to the issuance of draft approval, a Tree Preservation and Vegetation Assessment Plan shall be approved by the City, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken, and

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10. That prior to the issuance of draft approval, a Noise Attenuation Study shall be approved by the City, in consultation with the Region, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken, and
11. That prior to the issuance of draft plan approval, draft approval shall be rescinded / for Subdivision Application 21T-87045B (by First City Development Corp. Ltd.), and files C1E16.7 / 21T-87045B and C1E16.10 / 21T-95018B shall be closed / withdrawn, and
12. That prior to the issuance of draft plan approval, the applicant shall make arrangements, satisfactory to the Commissioner of Planning, Design and Development, to provide a construction access route in accordance with the requirements of the City's Road Occupancy Permit, the location of which may require that certain lot(s) on the draft plan may be used first for construction access purposes, and for which the City will require securities for road cleaning in accordance with City policy, and
13. That prior to the issuance of draft approval, a Heritage Impact Assessment shall be submitted and approved by the Commissioner of Planning, Design and Development, which Heritage Impact Study shall confirm the impacts of the proposed development on the existing heritage building, including an analysis of the potential retention and integration of the building into the development, and the Heritage Impact Assessment shall also outline measures to secure the existing building from threat of arson or continued structural decay to the satisfaction of the City - in this regard, conditions of approval including revisions to the plan and physical layout may be required.
14. That the subject application be approved and staff be authorized to prepare the appropriate Official Plan Amendment and Zoning By-law documents, subject to the following:
 - A. The implementing Official Plan Amendment shall amend the Snelgrove Secondary Plan by setting out policies and density requirements to permit a maximum of 19 lots for the subject lands with Ayrshire Court ending in a cul-de-sac, and such that a maximum of four (4) of these lots fronts onto Perth Street. To achieve appropriate compatibility with the existing large residential lots within the area, the subject development shall require minimum design standards including minimum lot frontages of 14.0 metres on the west side of Ayrshire Court, and 18.0 metres on the east side as well as on the north side of Perth

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Street. Development shall be subject to an approved urban design brief that has regard to architectural treatment, streetscape, landscape, entrance features, and unique rear yard noise attenuation measures.

B. The implementing zoning by-law document shall zone the subject lands in accordance with the policies of the Official Plan and Secondary Plan, and as follows:

- (i) the residential lands shall be zoned in accordance with that which has been requested on the recommended redline revision drawing, and in accordance with the City's Development Design Guidelines;
- (ii) the minimum side yard setback requirement for lots shall be 1.2 metres and 1.5 metres for 1 and 2 storey dwellings, respectively, with the exception of lots which have lot frontages in excess of 18.0 metres which shall require a side yard setback of 1.8 metres.

15. That staff be authorized to issue the notice of draft plan approval at such time as all items approved to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

A. Any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following:

- (i) A 15.0 metre radius road visibility rounding shall be added at the intersection of Perth Street and Hurontario Street; and,
- (ii) The road and lotting pattern be revised such that the existing Ayrshire Court be extended to a point about 56 metres north of Perth Street and terminate in a cul-de-sac turning circle having a radius of 16.0 metres. The lotting shall be reconfigured in a manner similar to that shown on the recommended redline revision drawing.

B. All conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

C. The following conditions shall also be included as conditions of draft approval:

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- (i) Prior to registration, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements have been made regarding the adequate provision and distribution of educational facilities between the developer and the School Boards.
 - (ii) Prior to registration, the owner's urban design consultant shall demonstrate that special architectural design guidelines have been incorporated within the development in accordance with the Upscale Executive Housing Policies. This shall address items such as the upgraded elevation treatment of corner lots, entry features, enhanced landscaping, minimizing garage sizes and other matters deemed appropriate for the development of the subject property.
 - (iii) Prior to registration, the applicant shall demonstrate the opportunity to locate an entry feature at the intersection of Ayrshire Court and Colonel Bertram Road. If supportable, the detailed landscape drawings shall identify an architectural and landscape design element within this entry feature, and the owner shall provide appropriate monies for a perpetual maintenance fee for this block.
16. That a decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

G. Policy Planning Reports

- * G 1. Report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated September 15, 2005, re:
Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton (File P03 PA).

- PDD249-1005 1. That the report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated September 15, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re:

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Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton (File P03 PA) be received; and,

2. That a statutory public meeting be held on November 7, 2005 with respect to extending the Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton in accordance with City Council procedures to receive public input and formal comment, and that the method of notification be by way of a newspaper advertisement in the Brampton Guardian; and,
3. That staff be directed to report back to the Planning, Design and Development Committee with results of the statutory public meeting and a staff recommendation.

Carried

- G 2. Report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, and O. Izirein, Policy Planner, Planning, Design and Development, dated September 20, 2005, re: **Requirement for Public Notification in the Registration of Second Dwelling Units** (File P25 RE).

Discussion took place regarding the need for public input with respect to the process for registration of second dwelling units.

A motion was introduced to approve the staff recommendation as amended to amend Clause 2 as follows:

“That a public notice be required for application made by homeowners requesting to have potentially grand-fathered secondary dwelling units registered with the City, and that this public notice provide a contact name and telephone number for residents and neighbours wishing further information,” and

to add the following two clauses:

“That staff of Legal Services be requested to prepare a recommendation report for Council’s consideration to close the window which permits homeowners to apply for legal non-conforming status for secondary units, thereby requiring all applications for registration to be processed as a “rezoning” application which is subject to a full public process; and

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“Further that the recommendation report be presented to Council prior to November 30, 2005”

The amendments were voted on and approved.

The motion, as amended, was considered.

- PDD250-2005
1. That the report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, and O. Izirein, Policy Planner, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Requirement for Public Notification in the Registration of Second Dwelling Units** (File P25 RE) be received; and,
 2. That a public notice be required for application made by homeowners requesting to have potentially grand-fathered secondary dwelling units registered with the City, and that this public notice provide a contact name and telephone number for residents and neighbours wishing further information; and,
 3. That staff of Legal Services be requested to prepare a recommendation report for Council’s consideration to close the window which permits homeowners to apply for legal non-conforming status for secondary units, thereby requiring all applications for registration to be processed as a “rezoning” application which is subject to a full public process; and
 4. Further that the recommendation report be presented to Council prior to November 30, 2005.

Carried

- G 3. Report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated September 14, 2005, re: **Status Report – Implications of the New Provincial Policy Statement and the Gateway West Subwatershed Study Update on the Bram West Secondary Plan Review** (File P26 S40).

A motion was introduced to approve the staff recommendation Clause 4(d) as follows:

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“That the City lead the review of the need and potential changes to Greenlands Plan, if necessary, based on the outcome of the terrestrial analyses”

An amendment to the motion was introduced as follows:

“That the City and Credit Valley Conservation (CVC) communicate potential changes to the Greenlands Plan to the landowners/development industry and that any adjustments to the Greenlands Plan be implemented through a subsequent amendment to the Bram West Secondary Plan”.

The motion, as amended, was considered:

- PDD251-2005
1. That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated September 14, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Status Report – Implications of the New Provincial Policy Statement and the Gateway West Subwatershed Study Update on the Bram West Secondary Plan Review** (File P26 S40) be received; and
 2. That staff be directed to finalize the Bram West Secondary Plan Review and to bring forward a preferred land use plan for consideration by Planning, Design & Development Committee at their meeting of November 21, 2005; and
 3. That staff be directed to work together with Credit Valley Conservation (CVC) to administer the update of the Gateway West Subwatershed Study; and
 4. That CVC be requested to consider refining the Work Plan for the Gateway West Subwatershed Study Update in accordance with the recommendations of the Stantec peer review attached hereto as Appendix B, including the following major recommendations from pages 11 and 12 of this report;
 - (a) That the City work together with CVC to complete the study process.
 - (b) That CVC present the timing and status of their fieldwork and evaluations to the steering committee and/or technical advisory committee as soon as it is available.
 - (c) That the City request the CVC to provide monthly updates on their technical analyses.

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- (d) That the City and Credit Valley Conservation (CVC) communicate potential changes to the Greenlands Plan to the landowners/development industry and that any adjustments to the Greenlands Plan be implemented through a subsequent amendment to the Bram West Secondary Plan.
 - (e) That the City finalize suggested policy wording regarding the Subwatershed Study Update recommendations with CVC so that the Update does not delay the completion of the Bram West Secondary Plan review.
 - (f) That the City and CVC make a presentation of the Subwatershed Study Update to Council to discuss its rationale and scope as well as implications to designated urban areas.
- 5. That the current Bram West Secondary Plan Review be completed and approved with a policy reference in the official plan amendment stating that the results of the Gateway West Subwatershed Study update will be implemented through subsequent amendments to the secondary plan and/or block plan and Environmental Implementation Report processes;
 - 6. That Credit Valley Conservation continue to process and comment on development applications that are deemed to be “a complete application” under the currently approved Bram West Secondary Plan and Gateway West Subwatershed Study; and,
 - 7. That the City Clerk be directed to forward a copy of this staff report and approved recommendation to the Region of Peel and Credit Valley Conservation.

Carried

- G 4. Report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated September 15, 2005, re: **Request to Amend the Central Area Community Improvement Plan to extend the date of the Development Incentive Grant Program.** (File P75 CE).

- PDD252-2005
- 1. That the report from D. Waters, Manager, Land Use Policy, and P. Cooper, Central Area Planner, Planning, Design and Development, dated September 15, 2005, to the Planning, Design and

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Development Committee Meeting of October 3, 2005, re: **Request to Amend the Central Area Community Improvement Plan to extend the date of the Development Incentive Grant Program.** (File P75 CE) be received; and

2. That a statutory meeting be held on November 7, 2005 with respect to amending the Development Incentive Grant Program of the Community Improvement Plan in accordance with City Council procedures to receive public input and formal comment, and that the method of notification be by way of a newspaper advertisement in the Brampton Guardian; and
3. That staff be directed to report back to Planning, Design and Development Committee with the results of the public meeting and a final recommendation on extending the expiry date of the Development Incentive Grant Program.

Carried

- G 5. Report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated September 15, 2005, re: **Vales of Humber Secondary Plan – City of Brampton Official Plan Amendment - Ward 10** (File P26 SP50) (See Delegation E1).

Dealt with under Delegation E 1, Recommendation PDD245-2005

H. Committee of Adjustment Reports

- H 1. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 7, 2005, re: **Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A329/04 – The PMG Group – 199 Advance Boulevard, Unit 8 – Ward 8** (File A329/04).

Dealt with under Delegation E 2, Recommendation PDD246-2005

- * H 2. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 7, 2005, re: **Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A170/05 – Annette Singh – 18 Halldorson Trail – Ward 3** (File A170/05).

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Planning, Design and Development Committee

- PDD253-2005
1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 7, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Appeal of Committee of Adjustment Decision to Refuse Minor Variance Application A170/05 – Annette Singh – 18 Halldorson Trail – Ward 3** (File A170/05) be received; and
 2. That staff be directed to attend the October 6, 2005 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the minor variance application.

Carried

I. Building and Zoning Reports

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2005, re: **Application for a Permit to Demolish a Residential Property – 1722 Bovaird Drive West – Ward 6** (File G33 LA).

- PDD254-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Application for a Permit to Demolish a Residential Property – 1722 Bovaird Drive West – Ward 6** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

- * I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2005, re: **Application for a Permit to Demolish a Residential Property – 203 Queen Street East – Ward 1** (File G33 LA).

- PDD255-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: **Application for a**

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Planning, Design and Development Committee

Permit to Demolish a Residential Property – 203 Queen Street East – Ward 1 (File G33 LA) be received; and,

2. That the application be approved subject to standard permit conditions.

Carried

J. Community Design - Parks Planning and Development Reports - nil

K. Engineering and Development Services Reports

- K 1. Report from K. Fraser, Environment Coordinator, Planning, Design and Development, dated August 25, 2005, re: **Construction Noise in Residential Neighbourhoods** (File N05 (CONO)05).

Discussion took place with respect to the need for an additional study to be undertaken with respect to noise associated with the loading and unloading of construction equipment in residential neighbourhoods after and before normal hours.

A motion was introduced to approve the staff recommendation as amended to add the following clauses:

“That the study not be limited to just dealing with construction noise on Sundays but also to address the noise associated with the loading and unloading of construction equipment in residential neighbourhoods after or before normal hours; and

“Further that all loading and unloading be done site and not on the roadway”.

The amendment was voted on and approved.

The motion, as amended, was considered:

- | | |
|-------------|---|
| PDD256-2005 | 1. That the report from K. Fraser, Environment Coordinator, Planning, Design and Development, dated August 25, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, re: Construction Noise in Residential Neighbourhoods (File N05 (CONO)05) be received; and |
|-------------|---|

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2. That staff be directed to retain an acoustical consultant and create an internal Steering Committee to undertake a review of the City's current Noise By-law to determine appropriate amendments to the Noise By-law to deal with construction noise on Sundays; and
3. That the study not be limited to just dealing with construction noise on Sundays but also to address the noise associated with the loading and unloading of construction equipment in residential neighbourhoods after or before normal hours; and
4. Further that all loading and unloading be done site and not on the roadway.

Carried

L. Minutes

*** L 1. Brampton Heritage Board Minutes – September 20, 2005.**

PDD257-2005 That the Minutes of the Brampton Heritage Board Meeting of June 28, 2005, to the Planning, Design and Development Committee Meeting of October 3, 2005, Recommendations HB105-2005 to HB115-2005, be approved as printed and circulated:

Carried

The recommendations were approved as follows:

HB105-2005 That the agenda for the Brampton Heritage Board Meeting of September 20, 2005, be approved, as amended, as follows:

To add:

G 3-1. Minutes – Brampton Heritage Board Heritage Resources Sub-Committee – August 30, 2005 (File G33);

G 4-3. Verbal update from Mr. Michael Avis, Chair, Outreach and Marketing Sub-Committee, re: Brampton Heritage Board Outreach and Marketing Sub-Committee Activities (File G33);

I 1. Minutes – Churchville Heritage Committee Meeting – August 15, 2005 (File G33CH);

I 2. Minutes – Churchville Heritage Committee Meeting – September 12, 2005 (File G33CH); and,

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- M 2. Verbal advisory from Mr. Alex Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, re: **Downtown Brampton Urban Design Vision Study** (File P03.DUDS/G33).

HB106-2005 That the **Minutes of the Brampton Heritage Board Meeting of August 16, 2005**, to the Brampton Heritage Board Meeting of September 20, 2005, be received.

HB107-2005 That the delegation of Ms. Barbara McPhail, Unterman McPhail Associates, Heritage Resource Management Consultants, to the Brampton Heritage Board Meeting of September 20, 2005, re: **Interim Findings – Re-evaluation of Heritage Inventory Properties** (File G33) be received.

HB108-2005 That the **Minutes of the Brampton Heritage Board Heritage Resources Sub-Committee Meeting of August 30, 2005** (File G33), to the Brampton Heritage Board Meeting of September 20, 2005, be received.

HB109-2005 That the verbal update from Mr. Michael Avis, Chair, Outreach and Marketing Sub-Committee, to the Brampton Heritage Board Meeting of September 20, 2005 re: **Brampton Heritage Board Outreach and Marketing Sub-Committee Activities** (File G33) be received.

- HB110-2005 1. That the **Minutes of the Churchville Heritage Committee Meeting of August 15, 2005** (File G33CH), to the Brampton Heritage Board Meeting of September 20, 2005, be received; and,
2. That the following recommendation of the Churchville Heritage Committee outlined in the subject minutes be endorsed:

“That the scale of the proposed development plans for lands municipally known as 7523 Creditview Road (former Wilson Farm) as documented in plans by Remington Homes dated August 8, 2005 be supported in principle.”

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Planning, Design and Development Committee

HB111-2005

1. That the **Minutes of the Churchville Heritage Committee Meeting of September 12, 2005** (File G33CH), to the Brampton Heritage Board Meeting of September 20, 2005, be received; and,
2. That the following recommendations of the Churchville Heritage Committee outlined in the subject minutes be endorsed:

“That Mr. Glen Mottershead’s proposal to acquire a portion of City owned property sufficient to erect a permanent fence within the existing heritage buffer, running parallel to the south side of his property (Lot 260 Paradise Homes subdivision), be supported in principle; and,

“That if this proposal is approved by the City, the Churchville Heritage Committee believes that a proviso should be enacted whereby no other structures can be erected in future and that Mr. Mottershead, along with any subsequent landowners, maintain the portion of the heritage buffer in perpetuity.”

“That the City prosecute the owner of 7624 Creditview Road under the Ontario Heritage Act for removing the main door (a key architectural heritage attribute) without a heritage permit if the required heritage permit application, outlining a satisfactory mitigation plan for the subject property, is not submitted before the end of September 2005.”

“That the City investigate and proceed with the demolition of the vacant, fire gutted house at 7589 Creditview Road as it remains a hazard to public safety.”

HB112-2005

That the correspondence from Ms. Catherine Axford, Executive Assistant to The Honourable Lincoln M. Alexander, Chair, Ontario Heritage Foundation, dated August 10, 2005, to the Brampton Heritage Board Meeting of September 20, 2005, re: **Invitation to put forward nominations for the Ontario Heritage Foundation’s 2005 Heritage Community Recognition Program** (File G33) be received; and,

That Board Members forward any suggested nominees for this recognition program to the Chair of the Brampton Heritage Board Outreach and Marketing Sub-Committee.

MINUTES
Planning, Design and Development Committee

HB113-2005 That the correspondence from Mr. James Hamilton, Supervisor, Historic Places Initiative, Ministry of Culture, dated August 25, 2005, to the Brampton Heritage Board Meeting of September 20, 2005, re: **Historic Places Initiative Workshop – September 29, 2005 and International Council on Monuments and Sites (ICOMOS) Canada Annual Congress – September 29 to October 2, 2005 – Toronto, Ontario** (File G33) be received; and,

That Board Members interested in attending this event liaise with the City's Heritage Coordinator given that there are costs associated with attendance.

- HB114-2005 1. That the information from Mr. Bob Hulley, Brampton Heritage Board Member, to the Brampton Heritage Board Meeting of September 20, 2005, re: **Detailed Estimate and Quotation for Items that are Urgently Required to Secure the McVean Barn and Reduce Risk of Fire and Decay and Schematic Work Flow Chart for Restoration** (File G33), be received; and,
2. That authorization be given for an allocation of up to \$5,650.00 from the Brampton Heritage Board budget to secure and preserve the McVean Barn as a preliminary step in its restoration and re-use; subject to the following condition:
- That Toronto and Region Conservation agrees to:
 - Not hold the City of Brampton liable for any work carried out on this property as a result of the disbursements of these funds;
 - Establish a committee of interested parties and community stakeholders to consider various future uses for this property; and,
 - Cooperate fully with the City in the heritage designation of the barn and surrounding property under Part IV of the Ontario Heritage Act.

M. Other/New Business/Unfinished Business

M 1. **Monthly Update – Status of Highway 410 Extension – nil**

N. Referred Matters

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Planning, Design and Development Committee

* N 1. **List of Referred Reports – Planning, Design And Development Committee.**

PDD258-2005 That the **List of Referred Matters – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of October 3, 2005 (File P45GE) be received.

Carried

O. **Deferred Matters** - nil

P. **Notice of Motion** - nil

Q. **Correspondence** - nil

R. **Question Period** - nil

S. **Public Question Period** - nil

T. **Closed Session** - nil

U. **Adjournment**

PDD259-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, October 17, 2005 at 1:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

October 17, 2005

- Chair:** City Councillor G. Gibson – Wards 1 and 5
- Vice-Chair:** Regional Councillor P. Palleschi - Wards 2 and 6 (arrived at 1:07 p.m.)
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10
- Members Absent:** Regional Councillor S. DiMarco – Wards 3 and 4 (illness)
City Councillor B. Callahan – Wards 3 and 4 (personal)
- Staff Present:**
- Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
B. Winterhalt, Associate Director, Planning Policy and Growth Management
J. Leonard, Heritage Coordinator
- Legal Services Department**
M. Kitagawa, Legal Counsel
- Management and Administrative Services Department**
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:04 p.m., and adjourned at 1:12 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendations
A. PDD260-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D.	Delegations
E.	Development Team Reports
F.	Committee of Adjustment Reports
G1. PDD261-2005	Status Report – Mount Pleasant Community Transportation Strategy and Creditview Road Environmental Assessment Study (File P25RE (2A) & NO1 CVRD)
H.	Building and Zoning Reports
I1. PDD262-2005	Heritage Designation Under Part IV of the Ontario Heritage Act – Former Ontario Hospital Administration Building “OPP Lands” (File G33 LA)
I 2. PDD263-2005	Proposal to Implement Designated Heritage Property Incentive Grant Program for Residential Properties (File G33)
J.	Engineering and Development Services Reports
K.	Minutes
L1.	Monthly Update – Status of Highway 410 Extension
M1. PDD264-2005	List of Referred Reports - Planning, Design and Development Committee
N.	Deferred Matters
O.	Notice of Motion

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Planning, Design and Development Committee

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|-----------|--------------------|-------------------------------|
| P. | | Correspondence |
| Q. | | Question Period |
| R. | | Public Question Period |
| S. | | Closed Session |
| T. | PDD265-2005 | Adjournment |

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD260-2005 That the agenda for the Planning, Design and Development Committee Meeting dated October 17, 2005, be approved as printed and circulated.

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, I2, M1)

D. Delegations - nil

E. Development Team Reports - nil

F. Committee of Adjustment Reports - nil

G. Policy Planning Reports

- * G 1. Report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, K. Chawla, Policy Planner, Planning, Design and Development, and P. Anderson, Manager Engineering Services, Works and Transportation, dated October 5, 2005, re: **Status Report – Mount Pleasant Community Transportation Strategy and Creditview Road Environmental Assessment Study** (File P25RE (2A) & NO1 CVRD).

PDD261-2005 1. That the report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, K. Chawla, Policy Planner, Planning, Design and Development, and P. Anderson, Manager Engineering Services, Works and Transportation, dated October 5, 2005, to the Planning, Design and Development Committee Meeting of October 17, 2005, re: **Status Report – Mount Pleasant Community Transportation Strategy and Creditview Road Environmental Assessment Study** (File P25RE (2A) & NO1 CVRD) be received; and,

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2. That conditional on the City receiving the necessary additional landowner funding, the expanded study design to carry out the “Mount Pleasant Community Transportation Strategy & Creditview Road Environmental Assessment Study” be approved, and staff be directed to authorize “Entra Consultants” to proceed with the study, to increase Purchase Order # 0000705060 from \$97,088.59 to \$375,000, an increase of \$277,911.41 (GST included), and to ensure that the transportation and transit strategy and subsequent environmental assessment of Creditview Road are undertaken as first priorities, all subject to the understanding that the City reserves the right, if missing information requires it, to defer/delay some parts of the study; and
3. That the \$277,911.41 additional cost of the study (equivalent to \$259,730.29 excluding GST) be funded partly from the City’s Creditview Road EA study Capital Project # 054500 in the amount of \$175,000 excluding GST, and partly from an additional landowner contribution of \$90,661.41 (equivalent to \$84,730.29 excluding GST) which must be received by the City before the expanded study proceeds; and
4. That City staff continue to work with Entra Consultants to achieve the overall development objectives of maximizing the potential of the Mount Pleasant Go Station and to enable the Creditview Road EA study to proceed, and that staff provide status reports on the progress of the study as appropriate.

Carried

H. Building and Zoning Reports - nil

I. Community Design - Parks Planning and Development Reports

- I 1. Report from K. Walsh, Director, Community Design, Parks Planning and Development, A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated September 20, 2005, re: **Heritage Designation Under Part IV of the Ontario Heritage Act – Former Ontario Hospital Administration Building “OPP Lands”** (File G33 LA).

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Discussion took place and staff responded to questions with respect to the future plans of the subject site, and possible funding contribution from the Federal and Provincial governments that would be required for the preservation and restoration of the site.

A motion was introduced to approve the staff recommendation as amended to add the following clause:

“That staff be directed to correspond with the Federal and Provincial Governments to request that they participate in funding the restoration of the newly designated heritage building which was formerly occupied by the Province of Ontario”

- PDD262-2005
1. That the report from K. Walsh, Director, Community Design, Parks Planning and Development, A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated September 20, 2005, to the Planning, Design and Development Committee Meeting of October 17, 2005, re: **Heritage Designation Under Part IV of the Ontario Heritage Act – Former Ontario Hospital Administration Building “OPP Lands”** (File G33 LA) be received; and,
 2. That staff be directed to prepare the by-law designating the Former Ontario Hospital Administration Building – OPP Lands under Part IV of the *Ontario Heritage Act (R.S.O. 1990, c. O18)* as being real property of cultural heritage value or interest; and
 3. That staff be directed to correspond with the Federal and Provincial Governments to request that they participate in funding the restoration of the newly designated heritage building which was formerly occupied by the Province of Ontario.

Carried

- * I 2. Report from K. Walsh, Director, Community Design, Parks Planning and Development, A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated September 19, 2005, re: **Proposal to Implement Designated Heritage Property Incentive Grant Program for Residential Properties** (File G33).

- PDD263-2005
1. That the report from K. Walsh, Director, Community Design, Parks Planning and Development, A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage

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Coordinator, Planning, Design and Development, dated September 19, 2005, to the Planning, Design and Development Committee Meeting of October 17, 2005, re: **Proposal to Implement Designated Heritage Property Incentive Grant Program for Residential Properties** (File G33) be received; and,

2. That staff be directed to consider introducing launching the incentive program as part of the 2006 budget planning process; and
3. That staff be directed to report back to Planning, Design and development Committee with a formal Corporate Policy and protocol to govern the administration of the program for a pilot three (3) year period; and
4. That the preparation of a by-law be authorized to implement the program under provisions in the Ontario Municipal Act and Ontario Heritage Act, and the Corporate Policy to be prepared in accordance with Clause #2 above.

Carried

J. Engineering and Development Services Reports - nil

K. Minutes - nil

L. Other/New Business/Unfinished Business

L 1. Monthly Update – Status of Highway 410 Extension - nil

M. Referred Matters

*** M 1. List of Referred Reports – Planning, Design And Development Committee**

PDD264-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of October 17, 2005 (File P45GE) be received.

Carried

N. Deferred Matters - nil

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O. Notice of Motion - nil

P. Correspondence - nil

Q. Question Period - nil

R. Public Question Period - nil

S. Closed Session - nil

T. Adjournment

PDD265-2005 That the Planning, Design and Development Committee do now adjourn
to meet again on Monday, November 7, 2005 at 7:00 p.m. or at the call of
the Chair.

Carried

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Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

November 7, 2005

- Chair:** City Councillor G. Gibson – Wards 1 and 5
- Vice Chair:** Regional Councillor P. Palleschi - Wards 2 and 6
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4 (left at 7:25 p.m.,
returned at 7:35 p.m.)
Regional Councillor J. Sprovieri - Wards 9 and 10 (left at 9:10 p.m.)
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4 (arrived at 7:30 p.m., left at
8:10 pm., returned at 8:15 p.m., left at 9:05 p.m., returned at 9:15 p.m.)
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10 (left at 9:05 p.m., returned
at 9:10 p.m., left at 9:20 p.m., returned at 9:22 p.m.)
- Members Absent:** Regional Councillor G. Miles – Wards 7 and 8 (other municipal business)
- Staff Present:** **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning & Land Development Services
R. Bino, Director of Engineering and Development Services
D. Kraszewski, Manager of Development Services
P. Cooper, Central Area Planner
S. Todd, Development Planner
- Legal Services Department**
T. Yao, Senior Legal Counsel
- Management and Administrative Services Department**
K. Zammit, Director of Council and Administrative Services and
Acting City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:02 p.m., and adjourned at 9:24 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD266-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD267-2005	Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton (File P03 PA)
D2. PDD268-2005	Request to Amend the Central Area Community Improvement Plan Development Incentive Grant Program (File P75 CE).
D3. PDD269-2005	Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. (Pat Schieffalo) – 510 Main Street North - East side of Main Street North and North of Williams Parkway - Ward 1 (File C1E9.13).
D4. PDD270-2005	Proposed Amendments to the Official Plan and Zoning By-Law – City Wide Development Design Guidelines (File P03DG).
E1. PDD271-2005	Delegations - Construction of Sidewalk on Louvain Drive Ward 10
E2. PDD272-2002	Delegation - Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/ Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10 (File C7E6.33) (See Item F2).
F1. PDD273-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Weston Consulting Group Inc. - Kingsgrove Property (Brampton) Ltd. – West of McLaughlin Road, South of Wanless Drive - Ward 6 (File C2W15.11)
F2. PDD272-2005	Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/ Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10 (File C7E6.33) (See Delegation E2).

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- H1. PDD274-2005 Committee of Adjustment Activity Summary – July to September 2005 (File G31AC)**
- I1. PDD275-2005 Application for a Permit to Demolish a Residential Property – 8602 Mississauga Road – Ward 6 (File G33 LA)**
- I2. PDD276-2005 Application for a Permit to Demolish a Residential Property – 8878 Heritage Road – Ward 6 (File G33 LA)**
- I3. PDD277-2005 Building Division Quarterly Report – July 1 to September 30, 2005 (File B11).**
- I4. PDD278-2005 Response to Association of Municipalities of Ontario (AMO) Alert 05/073 (October 3, 2005) – Building Code Statute Law Amendment Act, 2002 (Bill 124) (File B11).**
- J. Community Design - Parks Planning and Development Reports**
- K. Engineering and Development Services Reports**
- L1. PDD279-2005 Minutes – Brampton Heritage Board – October 18, 2005.**
- M1. Monthly Update – Status of Highway 410 Extension**
- N1. PDD280-2005 List of Referred Matters - Planning, Design and Development Committee**
- O. Deferred Matters**
- P. Notice of Motion**
- Q1. PDD281-2005 Resolution A212/05 - Integration of Climate Change Impacts and Adaptation into Municipal Policy and Programs: A Focus on Water Management (File N41).**
- R. Public Question Period**
- S. Closed Session**
- T. PDD282-2005 Adjournment**

City Councillor Gibson, Chair

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Planning, Design and Development Committee

A. Approval of the Agenda

PDD266-2005 That the agenda for the Planning, Design and Development Committee Meeting dated November 7, 2005, be approved as amended to add as follows:

Correspondence, re: Item D2

- From Mr. Michael Gagnon, GLB Urban Planners Ltd., dated November 7, 2005, re: **Central Area Community Improvement Plan Development Incentive Grant Program** (File P75 CE).
 - i) On behalf of Immanuel Christian Reform Church and Medallion Properties
 - ii) On behalf of Mattamy (Bramview) Homes Ltd.
- From Dr. Joel Kerbel, "M" Development Corporation, Toronto, dated November 7, 2005, owners of the property located at 45 Railroad Street, Brampton
- From Mr. Robert Cooper, Alterra-Finer (Brampton) Ltd., dated November 4, 2005, owners of the property located at 11 George Street North, Brampton.

Delegation E2, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/ Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10** (File C7E6.33) (See Item F2).

1. Mr. Colin Chung, Glen Schnarr and Associates Inc. Mississauga
2. Mr. Frank Marchioni, Abbas Development Corporation, Thornhill

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(I1, I2, L1, N1, P1)

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D. Public Meeting Reports

- D 1. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated October 20, 2005, re: **Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton** (File P03 PA).

No members of the public were present for this item.

- PDD267-2005
1. That the report from P. Cooper, Policy Planner, Planning, Design and Development, dated October 20, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton** (File P03 PA) be received; and
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- D 2. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated October 20, 2005, re: **Request to Amend the Central Area Community Improvement Plan Development Incentive Grant Program** (File P75 CE).

One member of the public was present for this item but did not wish to see a presentation.

The Chair acknowledged the following submissions on this matter:

- Mr. Mark Emery, Weston Consulting Group Inc., letter dated October 13, 2005, on behalf of owners of property located at the northeast corner of Nelson Street and Main Street, Brampton and appended to the staff report.
- Mr. Michael Gagnon, GLB Urban Planners Ltd., letters dated November 7, 2005:
 - i) On behalf of Immanuel Christian Reform Church and Medallion Properties, owners of 59 – 63 Church Street East, Brampton
 - ii) On behalf of Mattamy (Bramview) Homes Ltd., owners of the former Bramview Ford site on Queen Street East.
- Dr. Joel Kerbel, “M” Development Corporation, Toronto, letter dated November 7, 2005, owners of the property located at 45 Railroad Street, Brampton
- Mr. Robert Cooper, Alterra-Finer (Brampton) Ltd., letter dated November 4, 2005, owners of the property located at 11 George Street North, Brampton.

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Mr. Michael Gagnon, GLB Urban Planners Ltd., circulated correspondence on behalf of Immanuel Christian Reform Church and Medallion Properties, owners of 59 – 63 Church Street East, Brampton, and Mattamy (Bramview) Homes Ltd., owners of the former Bramview Ford site on Queen Street East in support of the extension of the Development Incentive Grant Program for at least one more year. He stated that the program is important in assisting with the Downtown residential projects and for continued growth in Downtown Brampton. He also noted concerns with the proposed changes in the way the program would be administered.

Staff confirmed that all the comments provided and the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD268-2005
1. That the report from P. Cooper, Policy Planner, Planning, Design and Development, dated October 20, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Request to Amend the Central Area Community Improvement Plan Development Incentive Grant Program** (File P75 CE) be received; and,
 2. That the following submissions to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Request to Amend the Central Area Community Improvement Plan Development Incentive Grant Program** (File P75 CE) be received:
 - Mr. Mark Emery, Weston Consulting Group Inc., letter dated October 13, 2005, on behalf of owners of property located at the northeast corner of Nelson Street and Main Street, Brampton and appended to the staff report.
 - Mr. Michael Gagnon, GLB Urban Planners Ltd., letters dated November 7, 2005:
 - i) On behalf of Immanuel Christian Reform Church and Medallion Properties, owners of 59 – 63 Church Street East, Brampton
 - ii) On behalf of Mattamy (Bramview) Homes Ltd., owners of the former Bramview Ford site on Queen Street East.
 - Dr. Joel Kerbel, “M” Development Corporation, Toronto, letter dated November 7, 2005, owners of the property located at 45 Railroad Street, Brampton
 - Mr. Robert Cooper, Alterra-Finer (Brampton) Ltd., letter dated November 4, 2005, owners of the property located at 11 George Street North, Brampton; and

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3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- D 3. Report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated October 20, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. (Pat Schieffalo) – 510 Main Street North - East side of Main Street North and North of Williams Parkway - Ward 1** (File C1E9.13).

No members of the public indicated that they wished to address Committee regarding this item.

- PDD269-2005
1. That the report from K. Ash, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated October 20, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. (Pat Schieffalo) – 510 Main Street North - East side of Main Street North and North of Williams Parkway - Ward 1** (File C1E9.13) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 4. Report from K. Ash, Manager of Development Services, Planning, Design and Development, dated November 7, 2005, re: **Proposed Amendments to the Official Plan and Zoning By-Law – City Wide Development Design Guidelines** (File P03DG).

No members of the public indicated that they wished to address Committee regarding this item.

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- PDD270-2005
1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, dated November 7, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Proposed Amendments to the Official Plan and Zoning By-Law – City Wide Development Design Guidelines** (File P03DG) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

E. Delegations

E 1. Delegations, re: **Construction of Sidewalk on Louvain Drive – Ward 10**

1. Ms. Tina DiCristoforo, 16 Louvain Drive, Brampton
2. Mr. John DiCristoforo, 16 Louvain Drive, Brampton
3. Mr. Frank Agapito, 8 Louvain Drive, Brampton
4. Mr. Carlo Zaffini, Louvain Drive, Brampton

Ms. Tina DiCristoforo, 16 Louvain Drive, Brampton, addressed Committee on behalf of the listed delegations. She confirmed that the residents were aware of the City's proposal to construct sidewalks on both sides of Louvain Drive. However, she advised that the residents now feel that there is no need for a sidewalk on a portion of the north side of the street and requested that it be eliminated from the Subdivision plan. Her reasons include the following:

- the existing sidewalk on the south side of the street is accessible to everyone
- Louvain Drive is a secondary road and is not busy enough to require sidewalks on both sides
- believes that pedestrian safety has been addressed
- driveways have been laid as residents were told by the builder that the sidewalk was not going to be constructed
- properties have been graded, landscaped and sodded and mess and destruction that will be created by construction of the sidewalk will inconvenience the residents
- waste of taxpayer's money
- residents would benefit by having longer driveways which would eliminate parking on the street
- a sidewalk wrapping around Louvain Drive may be dangerous for anyone walking along the ravine and wooded area
- overall disruption of the neighbourhood

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Ms. DiCristoforo submitted a petition on behalf of the neighbours who are opposed to the construction of the sidewalk and noted that she is in agreement with the motion that was introduced.

A map of the overall proposed development for the area was circulated highlighting the existing sidewalk on Louvain Drive and the portion of the sidewalk that the delegation is requesting to have eliminated from the plan of subdivision.

Discussion on the following took place:

- City's policy regarding the construction of sidewalks
- configuration of the road network and sidewalks in the area
- Louvain Drive can be considered a minor collector road for the smaller streets in the area
- pedestrian activity and safety in the community
- impact of construction of the proposed sidewalk on the residents
- parking on the street in the absence of the proposed sidewalk
- legal implications for the City if sidewalk is eliminated from the plan
- why sidewalk was not constructed earlier
- the presence of the valleyland requires that there is a need for the sidewalk on both sides of Louvain to access the parkland
- before decision is made staff report is required
- the need for a staff report that provides clarification and addresses all the issues raised at the meeting
- approval of the delegation's request could lead to the construction of illegal basement apartment in the area

Staff provided clarification with respect to the issues raised during discussion and noted that the residents were aware that the sidewalk would be constructed but because of scheduling conflicts between the builder and contractors the sidewalk was not completed on that portion of Louvain Drive.

Further discussion took place on whether the matter should be referred to staff for a report.

A motion was introduced as follows:

“That the matter of the construction of the sidewalk on a portion of the north side of Louvain Drive be referred to staff for a report”

On Taking a Recorded Vote, the Acting City Clerk Noted

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Yea

*Gibson
Moore
Hutton
Hames*

Nay

*Callahan
DiMarco
Manning
Sprovieri
Palleschi*

Absent

Miles

*Lost
4 Yeas
5 Nays
1 Absent*

A second motion was introduced as follows:

“That the sidewalks on Louvain Drive scheduled for construction not be built at this time; however, sufficient securities in the amount of \$20,000.00 shall be retained in the Letter of Credit for the subdivision and these monies shall remain in place until the time of assumption. If prior to assumption there is a demonstrated need for the installation of this sidewalk for safety reasons, the securities shall be used for this purpose”.

There was discussion regarding this motion and the following amendment was made to that effect that the sidewalks not be built at this time, “subject to signed agreements with the residents that no landscaping will be undertaken on the property where a sidewalk would be constructed, and subject to the provision that No Parking would be implemented on the side of the street where the sidewalk now exists”.

A further amendment was made to provide that the Letter of Credit would remain in place until “the area is complete”, rather than until “the time of assumption”.

Prior to taking the vote on the amendments, and the main motion, as part of further discussion, Mr. John Corbett, Commissioner of Planning, Design Development, advised that the delegation’s request to have the sidewalk removed from the plan even temporarily should not be considered for the following reasons:

- homes could be sold later on and new owners may decide that they need the sidewalk
- removal of the sidewalk means that the City will be departing from the well planned pedestrian network in the community and a block plan that was approved by Council
- disruption to the community and possible damage to the existing utilities if sidewalk were to be constructed in the future

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- breach of City's policy that is already in place with conditions that are sound and well planned
- how will conditions of the motion that was introduced be applied to new home owners, and whether conditions will be registered on title for the property
- the need for a staff report that provides clarification and addresses all the issues raised at the meeting

A motion was then made, in accordance with the provisions of the Procedure By-law, to reopen the previous "lost" motion to refer the matter to staff for a report. That motion to reopen carried on a 2/3 majority vote.

A motion was then made to refer the matter of the request of the delegation, that sidewalks not be constructed, to staff for a report.

Subsequent amendments to the referral motion were made to:

- *undertake a review of the entire policy regarding the construction of sidewalk in new neighbourhoods – this amendment was voted on and lost*
- incorporate within the report, information regarding the criteria by which the construction of sidewalks on both sides of Treeline Boulevard did not take place
- *require that the report be brought back to committee in 2 weeks – upon clarification that, if construction of the sidewalk on Louvain Drive were to proceed, it would not take place until Spring 2005, the amendment regarding the 2 week return of the report was voted on and lost..*

The motion to refer, as amended, was voted on and carried.

A vote was requested on the original motion and was approved with amendments as follows:

- PDD271-2005
1. That the delegation and petition from Ms. Tina DiCristoforo, 16 Louvain Drive, Brampton, on behalf of the residents of Louvain Drive, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Construction of Sidewalk on Louvain Drive – Ward 10** be received; and
 2. That the matter of the request of the delegation, that sidewalks not be constructed, be referred to staff for a report and that the report incorporate information regarding the criteria by which the construction of sidewalks on both sides of Treeline Boulevard did not take place.

Carried

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E 2 Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/ Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10 (File C7E6.33) (See Item F2).

1. Mr. Colin Chung, Glen Schnarr and Associates Inc. Mississauga
2. Mr. Frank Marchioni, Abbas Development Corporation, Thornhill

Staff responded to questions raised by Committee regarding office use designated permitted at the site and advised that the applicant has agreed to the conditions in the staff recommendations with respect to the land use designations in the zoning by-law and official plan amendment. Staff also clarified the conditions respecting urban design.

Mr. Colin Chung, Glen Schnarr and Associates Inc. on behalf of the applicant, provided clarification with respect to concerns raised on the gateway feature for the site and advised that the draft zoning by-law permits flexibility for the options on the gateway feature.

Mr. Frank Marchioni, Abbas Development Corporation, Thornhill, advised that he is agreement with the subject proposal which includes a portion his land located at the corner of Airport Road and Highway 7, but noted for the record that he would like to ensure that his rights regarding the property are protected and that he is not financially negatively impacted by the proposal.

Item F2 was brought forward and dealt with at this time.

- PDD272-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated November 1, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/ Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10 (File C7E6.33)** be received; and
 2. That the following delegations to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10 (File C7E6.33)** be received; and

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3. That the Official Plan Amendment application be approved and the subject property be redesignated from “Business” and “Prestige Industrial” in the Airport Road/ Highway #7 Business Centre Secondary Plan Area #37 to “District Retail”;
4. That the Zoning By-law application be approved and the subject property be rezoned from “Agricultural (A)”, “Industrial One (M1)”, “Service Commercial Section 1576 (SC Section 1576)” and “Service Commercial (Holding) Section 1635 (SC(H) Section 1635)” under Zoning By-law 270-2004 to “Commercial Two Section 1897 (SC Two Section 1897)” and “Commercial Two Section 1898 (SC Two Section 1898)”;
5. That the following uses be permitted within the proposed “District Retail” designation: a retail establishment, one retail warehouse membership club with a food and non-food component, a retail warehouse, a service shop excluding auto service, a personal service shop, an office, a dry cleaning and laundry distribution station, a bank, trust company, or finance company, a dining room restaurant, a convenience restaurant, a take-out restaurant, a gas bar, a printing establishment, a commercial school, a garden centre, a place of commercial recreation, a community club, a health or fitness centre, a taxi or bus station, a custom workshop, a pet service shop, an furniture and appliance store, an art gallery and a banquet hall;
6. That the approval of the redesignation and rezoning of the subject property be conditional on the entering into a development agreement containing the clauses attached as Schedule “C” to this report;
7. That staff be directed to present the attached Official Plan and Zoning By-law Amendments (Schedule “A”: Official Plan Amendment and Schedule “B” Zoning By-law Amendment) and the proposed Development Agreement once signed by the City, Region of Peel and the applicant, to the Ontario Municipal Board at the hearing schedule to begin on November 21, 2005;
8. That the Office Centre designations in both the Official Plan and Airport Road/Highway #7 Secondary Plan be maintained on the subject property;

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9. That staff be directed to incorporate the appropriate wording into the development agreement attached as Schedule “C” to this report, to ensure that any landscaping required by the City of Brampton within the Region of Peel watermain easement along Airport Road is replaced at no cost to the City of Brampton or the Region of Peel, in a manner satisfactory to the City of Brampton should the Region of Peel need to access the watermain within this easement; and
10. That staff be directed to attend the Ontario Municipal Board hearing scheduled for November 21, 2005 and present to the Ontario Municipal Board the City’s position regarding the Official Plan and Zoning Bylaw Amendment applications.

Carried

F. Development Team Reports

- * F 1. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated October 26, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Weston Consulting Group Inc. - Kingsgrove Property (Brampton) Ltd. – West of McLaughlin Road, South of Wanless Drive - Ward 6** (File C2W15.11).

- PDD273-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated October 26, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Weston Consulting Group Inc. - Kingsgrove Property (Brampton) Ltd. – West of McLaughlin Road, South of Wanless Drive - Ward 6** (File C2W15.11) be received; and
 2. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

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3. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;
5. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
6. That prior to the issuance of draft approval, the applicant must demonstrate that sufficient lot width has been provided to accommodate a 1.2 metre “Flat” area and the required sound barrier along the side yard of the unit flanking McLaughlin Road;
7. That prior to the issuance of draft plan approval, the applicant shall secure the assurance from the Region of Peel that the current deficiencies with respect to the Fletcher’s Creek Sanitary Trunk Sewer, constructed by the Fletcher’s Creek Development Group, have been rectified to the satisfaction of the Region of Peel;
8. That the application be approved in principal and staff be directed to prepare the appropriate amendments to the City of Brampton Zoning By-laws;
9. That although Brampton Council has endorsed, subject to consultation, a Strategic Response to Growth, including a proposed Development Cap of 5,500 units to be draft approved per year, since this plan was not included as potential priority for 2005 when the initial Transition and Implementation Strategy was tabled to

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Council in June, it can not be considered for draft approval in 2005. Prior to issuance of draft approval, this application shall receive allocation under the Development Cap in accordance with the approved Transition and Implementation Strategy;

10. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee, to be addressed prior to draft plan approval, have been addressed to the satisfaction of the City, subject to the following:
 - (i) Any necessary red-line revisions to the draft plan identified by staff: and,
 - (ii) All conditions of draft approval contained in the City of Brampton *List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Acting Commissioner of Planning, Design and Development; and
 - (iii) Final comments from the following departments and agencies are received:
 - Hydro One Brampton
 - Engineering and Development Services section of the Planning, Design and Development Department.
11. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

Carried

- F 2. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated November 1, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates (Airport Road/Highway #7 Commercial Complex) – East side of Airport Road, North of Queen Street and West of Maritime Ontario Boulevard - Ward 10** (File C7E6.33) (See Delegation E2).

Dealt with under Delegation E2, Recommendation PDD272-2005

MINUTES
Planning, Design and Development Committee

G. Policy Planning Reports - nil

H. Committee of Adjustment Reports

- * H 1. Report from P. Snape, Manager of Development Services, and C. Whittingham, Planner, Information Services, Planning, Design and Development, dated October 25, 2005, re: **Committee of Adjustment Activity Summary – July to September 2005** (File G31AC).

- PDD274-2005
1. That the report from P. Snape, Manager of Development Services, and C. Whittingham, Planner, Information Services, Planning, Design and Development, dated October 25, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Committee of Adjustment Activity Summary – July to September 2005** (File G31AC) be received; and
 2. That Committee of Adjustment applications shall be provided no less than 2 weeks in advance of the particular Committee of Adjustment hearing to the respective Regional and City ward Councillors in a central file or binder in the Council Office or through inter-office mail if specifically requested by a Councillor.

Carried

I. Building and Zoning Reports

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated October 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 8602 Mississauga Road – Ward 6** (File G33 LA).

- PDD275-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated October 21, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Application for a Permit to Demolish a Residential Property – 8602 Mississauga Road – Ward 6** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

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- * I 2. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated October 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 8878 Heritage Road – Ward 6** (File G33 LA).

- PDD276-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated October 21, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Application for a Permit to Demolish a Residential Property – 8878 Heritage Road – Ward 6** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

- * I 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 24, 2005, re: **Building Division Quarterly Report – July 1 to September 30, 2005** (File B11).

- PDD277-2005
- That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 24, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Building Division Quarterly Report – July 1 to September 30, 2005** (File B11) be received.

Carried

- * I 4. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 25, 2005, re: **Response to Association of Municipalities of Ontario (AMO) Alert 05/073 (October 3, 2005) – Building Code Statute Law Amendment Act, 2002 (Bill 124)** (File B11).

- PDD278-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 25, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Response to**

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**Association of Municipalities of Ontario (AMO) Alert 05/073
(October 3, 2005) – Building Code Statute Law Amendment
Act, 2002 (Bill 124) (File B11) be received; and**

2. That, on the recommendation of the Chief Building Official with the concurrence of the Commissioner of Planning, Design and be advised that the Council of the Corporation of the City of Brampton;
 - (a) strongly objects to the request of architects and engineers for exemption from the Building Code Statute Law Amendment Act, 2002 (Bill 124) and the regulations made thereunder, requiring demonstrated Building Code knowledge and specified minimum levels of liability insurance for designers, and
 - (b) requests the support of the local area MPP's to ensure that the Building Advisory Council, to be set up in January 2006 by the Minister of Municipal Affairs and Housing, addresses the following issues such as improved Code knowledge for builders/contractors, provisions for builder liability insurance for non-residential builders and longer liability insurance periods for designers and the other recommendations of Building Regulatory Reform Advisor Group (BRRAG), omitted in Bill 124, which will create a more equitable building regulatory system in Ontario, and
 - (c) requests that the local area MPP's advise the Ministry of Municipal Affairs and Housing and the Attorney General of their positions on these issues.

Carried

J. Community Design - Parks Planning and Development Reports - nil

K. Engineering and Development Services Reports - nil

L. Minutes

*** L 1. Brampton Heritage Board Minutes – October 18, 2005.**

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Planning, Design and Development Committee

PDD279-2005 That the **Minutes of the Brampton Heritage Meeting of October 18, 2005**, to the Planning, Design and Development Committee Meeting of November 7, 2005, Recommendations HB116-2005 to HB130-2005 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB116-2005 That the agenda for the Brampton Heritage Board Meeting of October 18, 2005, be approved, as amended, as follows:

To add:

G 3-1. **Minutes – Brampton Heritage Board Heritage Resources Sub-Committee – October 11, 2005** (File G33);

I 1. **Minutes – Churchville Heritage Committee Meeting – October 17, 2005** (File G33CH);

M 2. Discussion re: **Candidate Property for Listing on the City of Brampton Inventory of Heritage Resources – Pendergast Farm – 3864 Countryside Drive – Ward 10** (File G33);

M 3. Information re: **Community Heritage Ontario/Conservation Review Board Workshop – “Dealing with Conflict in Heritage” – Saturday, October 29, 2005 – 10:00 a.m. to 3:00 p.m. – Town of Caledon Municipal Centre – 6311 Old Church Road** (File G33); and,

M 4. Information re: **Municipality of Chatham-Kent Historic Cemetery Stewardship Seminar – Tuesday, November 8, 2005 – 8:30 a.m. to 3:30 p.m. – Park Avenue Business Centre – 25 Creek Road – Chatham** (File G33).

HB117-2005 That the **Minutes of the Brampton Heritage Board Meeting of September 20, 2005**, to the Brampton Heritage Board Meeting of October 18, 2005, be received.

HB118-2005 That the presentation by A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Brampton Downtown Urban Design Vision Study** (File G33/P03) be received.

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HB119-2005 That the **Minutes of the Brampton Heritage Board Heritage Resources Sub-Committee Meeting of October 11, 2005** (File G33), to the Brampton Heritage Board Meeting of October 18, 2005, be received.

HB120-2005 That the **Minutes of the Churchville Heritage Committee Meeting of October 17, 2005** (File G33CH), to the Brampton Heritage Board Meeting of October 18, 2005, be received; and,

That the following recommendations contained in the subject minutes be endorsed:

“That the proposed minor revision to the front elevation of the house model scheduled for Lot 177, Marvelle Homes, Streetsville Glen subdivision, Hallstone Road permitting double columns and slightly more decorative window surround be approved”; and,

“That the proposed revisions to window schedules requested by home purchasers on lots 174, 176 and 177, Marvelle Homes, Streetsville Glen subdivision, Hallstone Road be approved. The revision proposes replacing double hung windows with a window product that appears to be double hung but operates exactly like casement”; and,

“That the the proposed model change for Lot 173, Marvelle Homes, Streetsville Glen subdivision, Hallstone Road permitting Model A to be constructed instead of the previously approved Model B on this lot be approved”; and,

“That the proposed revision to the architectural design of the front door on the Wayne Wood house (7546 Creditview Road) be approved. The revision calls for the replacement of the previously approved single leaf metal door to a double leaf wooden door made from reclaimed 100-year-old Elm”; and,

“That the heritage permit application submitted by Mr. Bill Papoutsis to plant Red Oak and Red Maple trees on his property at 1205 Martins Boulevard be approved.

HB121-2005 That the correspondence from Ms. Sharron Peet, Board Member, dated October 11, 2005, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Notice of Resignation due to Relocation from Brampton** (File G33) be received; and,

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Planning, Design and Development Committee

That Ms. Peet's resignation be accepted with regret; and,

That Ms. Peet be acknowledged and thanked for her active participation and valuable contributions during her membership on the Board since 1997; and,
That, in light of the balance remaining on the current Board term and the recent addition and orientation of five new members, it is the position of the Brampton Heritage Board that the vacancy resulting from Ms. Peet's resignation not be filled.

HB122-2005 That the e-mail correspondence from Ms. Diane Allengame-Kuster, Peel Heritage Complex, Region of Peel, dated October 13, 2005, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Joint Meeting of Municipal Heritage Committees in Peel – Friday, October 21, 2005 – Peel Heritage Complex – 9 Wellington Street East – Brampton** (File G33) be received.

HB123-2005 That the correspondence from Mr. David Somers, Curator, Peel Heritage Complex, Region of Peel, dated September 16, 2005, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Repairs to the Peel Heritage Complex – 9 Wellington Street West – Brampton** (File G33) be received; and,

That Mr. Somers be thanked for keeping the Brampton Heritage Board informed on this matter and be requested to provide ongoing updates as appropriate.

HB124-2005 That the correspondence from Mr. Mike Marcolongo, Acting Municipal Heritage Committee Advisor, Ministry of Culture, dated September 28, 2005, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Heritage Tool Kit and Upcoming Municipal Cultural Planning Forums** (File G33) be received.

HB125-2005 That the e-mail correspondence from Ms. Trudy Blackburn, Administrative Assistant, Council Office, on behalf of City Councillor John Hutton, dated October 3, 2005, to the Brampton Heritage Board Meeting of October 21, 2005, re: **Photographs of the Haggert Steam Engine** (File G33) be received.

HB126-2005 That the memorandum from Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, dated October 12, 2005, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Proposed Designation of Two Significant Heritage Properties – Dominion Skate Building (former Copeland-Chatterson Loose-Leaf Ledger Factory) – 45 Railroad Street – Ward 5 and Park Royal Apartments – 8 Wellington Street West – Ward 4** (File G33) be received; and,

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Planning, Design and Development Committee

That the City's Heritage Coordinator be directed to proceed expeditiously with heritage designation of these two significant heritage properties.

- HB127-2005 That the Brampton Heritage Inventory Listing Candidate Summary, from J. Leonard, Heritage Coordinator, Planning, Design and Development, dated October 18, 2005, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Pendergast Farm – 3864 Countryside Drive – Ward 10** (File G33) be received; and,

That the subject property be endorsed for listing on the City of Brampton Inventory of Heritage Resources.

- HB128-2005 That the information, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Community Heritage Ontario/Conservation Review Board Workshop – “Dealing with Conflict in Heritage” – Saturday, October 29, 2005 – 10:00 a.m. to 3:00 p.m. – Town of Caledon Municipal Centre – 6311 Old Church Road** (File G33) be received.

- HB129-2005 That the information, to the Brampton Heritage Board Meeting of October 18, 2005, re: **Municipality of Chatham-Kent Historic Cemetery Stewardship Seminar – Tuesday, November 8, 2005 – 8:30 a.m. to 3:30 p.m. – Park Avenue Business Centre – 25 Creek Road – Chatham** (File G33) be received.

- HB130-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 15, 2005, at 7:00 p.m., or at the call of the Chair.

Carried

M. Other/New Business/Unfinished Business

- M 1. **Monthly Update – Status of Highway 410 Extension – nil**

N. Referred Matters

- * N 1. **List of Referred Reports – Planning, Design And Development Committee.**

MINUTES
Planning, Design and Development Committee

PDD280-2005 That the **List of Referred Matters – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of November 7, 2005 (File P45GE) be received.

Carried

O. Deferred Matters - nil

P. Notice of Motion - nil

Q. Correspondence

- * Q 1. Correspondence from Toronto and Region Conservation, dated October 3, 2005, re: **Resolution A212/05 - Integration of Climate Change Impacts and Adaptation into Municipal Policy and Programs: A Focus on Water Management** (File N41).

PDD281-2005 That the correspondence from Toronto and Region Conservation, dated October 3, 2005, to the Planning, Design and Development Committee Meeting of November 7, 2005, re: **Resolution A212/05 - Integration of Climate Change Impacts and Adaptation into Municipal Policy and Programs: A Focus on Water Management** (File N41) be received.

Carried

R. Question Period

- R 1. Staff responded to a question from Regional Councillor Paul Palleschi regarding the timing of the staff report on the Heart Lake Road issue and advised that a report will be presented at the next Planning, Design and Development Committee Meeting
- R 2. Staff responded to a question from City Councillor Sandra Hames regarding the status of the Bramalea Road apartment building being constructed by Medallion Properties, and advised that the conditions of approval will be presented to Legal Services in the next few weeks after which a definite timeframe for site plan approval will be provided.

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Planning, Design and Development Committee

R 3. Staff responded to a question from City Councillor Callahan regarding City's obligations when the grading alteration has been changed on a property and advised that the City's fill by-law addresses this matter.

S. **Public Question Period - nil**

T. **Closed Session - nil**

U. **Adjournment**

PDD282-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, November 21, 2005 at 1:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

November 21, 2005

Chair: City Councillor G. Gibson – Wards 1 and 5
Vice-Chair: Regional Councillor P. Palleschi - Wards 2 and 6

Members Present: Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10 (arrived at 1:07 p.m.)
City Councillor J. Hutton – Wards 2 and 6 (arrived at 1:08 p.m.)
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
B. Campbell, Director of Building and Chief Building Official
A. Taranu, Manager, Urban Design and Public Buildings
K. Ash, Manager, Development Services
D. Waters, Manager, Land Use Policy
J. Leonard, Heritage Coordinator

Legal Services Department
C. Viinberg, Legal Counsel

Management and Administrative Services Department
L. Mikulich, City Clerk
M. DiLullo, Legislative Coordinator

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Planning, Design and Development Committee

The meeting was called to order at 1:06 p.m., and adjourned at 1:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendations
A. PDD283-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D. PDD284-2005	Delegation - Bram West Secondary Plan Review Land Use Concept – Ward 6 (File P26 S40) (See Item G1)
E. PDD285-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law Kerbel Group Inc. (Brampton West 6-2 Ltd.) Ward 6 (File C1W16.16)
F.	Committee of Adjustment Reports
G1. PDD284-2005	Bram West Secondary Plan Review Land Use Concept – Ward 6 (File P26 S40) (See Delegation D1).
H1. PDD286-2005	Application for a Permit to Demolish a Residential Property – 10296 Creditview Road – Ward 6 (File G33 LA)
H2. PDD287-2005	Application for a Permit to Demolish a Residential Property – 9956 McVean Drive – Ward 10 (File G33 LA)
H3. PDD288-2005	Application for a Permit to Demolish a Residential Property – 1628 Steeles Avenue West – Ward 6 (File G33 LA).
H4. PDD289-2005 PDD290-2005	Application for a Permit to Demolish a Residential Property – 9125 Creditview Road – Ward 6 (File G33 LA)
H5. PDD291-2005	Application for a Permit to Demolish a Residential Property – 10880 Bramalea Road – Ward 9
I1. PDD292-2005	“Milestone of Labour” Monument (File POW.MOL))
J1. PDD293-2005	Subdivision Assumption - Orchid Drive Subdivision – 149259 Canada Limited -Registered Plan 43M-1451 – Ward 2 (File C1W14.5)

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Planning, Design and Development Committee

- | | | |
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| K. | | Minutes |
| L1. | PDD294-2005 | Update on Status of Development of Crime Prevention Through Environmental Design Principles for ABM Installations and Notice of New Section for Multi-storey Residential Buildings (File D70 CR). |
| M1. | PDD295-2005 | List of Referred Reports - Planning, Design and Development Committee |
| N. | | Deferred Matters |
| O. | | Notice of Motion |
| P. | | Correspondence |
| Q. | | Question Period |
| R. | | Public Question Period |
| S. | | Closed Session |
| T. | PDD296-2005 | Adjournment |

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD283-2005 That the agenda for the Planning, Design and Development Committee Meeting dated November 21, 2005, be amended to add the following:

Correspondence, re: Item I1

Email from the Brampton Downtown Business Association and/or the Brampton Downtown Development Corporation, dated November 21, 2005, re: **“Milestone of Labour” Monument** (MO6)

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(H1, H2, H5, I1, J1, L1, M1)

D. Delegations

D 1. Mr. Haydn Matthews, Great Gulf Group of Companies, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) (See Item G1).

There was discussion regarding the need to ensure that residents are notified of meetings regarding this matter, and the deferral of consideration of this matter to the next meeting of the Planning, Design and Development Committee so that appropriate notice could be sent. It was noted that staff will convene a meeting to further advance urban design issues before the December 5, 2005 Planning Design and Development Committee Meeting.

Mr. Haydn Matthews, Great Gulf Group of Companies, the delegation in this matter, agreed with the deferral proposal.

Item G1 was brought forward and dealt with at this time.

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Planning, Design and Development Committee

PDD284-2005 That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated October 28, 2005, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) be deferred to the Planning, Design and Development Committee meeting of December 5, 2005 to allow for proper notification of the meeting to interested agencies and affected residents.

Carried

E. Development Team Reports

- E1. Report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated October 24, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law Kerbel Group Inc. (Brampton West 6-2 Ltd.) Ward 6** (File C1W16.16).

Staff provided clarification with respect to the additional 9 residential lots that are being proposed, the lot sizes and driveway width and advised that the approval meets the requirements of the City's approved design guidelines.

- PDD285-2005 1. That the report from K. Ash, Manager of Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated October 24, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-law Kerbel Group Inc. (Brampton West 6-2 Ltd.) Ward 6** (File C1W16.16) be received; and
2. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law to implement the application;
3. That prior to the amendment to draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate "prior to" conditions of draft plan approval and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

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4. That prior to the amendment to draft plan approval, the applicant shall prepare a revised community information map of the revised subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
5. That staff be authorized to issue the notice of amendment to draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to amendment to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 - i) any necessary red-line revisions to the draft plan identified by staff; and,
 - ii) all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
6. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

F. Committee of Adjustment Reports - nil

G. Policy Planning Reports

- G 1. Report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated October 28, 2005, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) (See Delegation D1).

Dealt with under Delegation D1, Recommendation PDD284-2005

MINUTES
Planning, Design and Development Committee

H. Building and Zoning Reports

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 4, 2005, re: **Application for a Permit to Demolish a Residential Property – 10296 Creditview Road – Ward 6** (File G33 LA).

- PDD286-2005 1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Co-ordinator, Planning, Design and Development, dated November 4, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 10296 Creditview Road – Ward 6** (File G33 LA) be received; and
2. That the application be approved subject to standard permit conditions.

Carried

- * H 2. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 1, 2005, re: **Application for a Permit to Demolish a Residential Property – 9956 McVean Drive – Ward 10** (File G33 LA).

- PDD287-2005 1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Co-ordinator, Planning, Design and Development, dated November 1, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 9956 McVean Drive – Ward 10** (File G33 LA) be received; and
2. That the application be approved subject to standard permit conditions.

Carried

- H 3. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 4, 2005, re: **Application for a Permit to Demolish a Residential Property – 1628 Steeles Avenue West – Ward 6** (File G33 LA).

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Planning, Design and Development Committee

Discussion took place regarding security and maintenance of vacant properties, the criteria for determining that a building is of heritage significance and the policies for securing properties that are considered worthy of heritage status.

Staff advised that all properties in the City that are deemed heritage status are monitored through the City's heritage inventory list and that property owners are advised of the City's guidelines for maintaining and securing vacant properties.

- PDD288-2005
1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 4, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 1628 Steeles Avenue West – Ward 6** (File G33 LA) be received; and
 2. That the application be approved subject to standard permit conditions.

Carried

- H 4. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 4, 2005, re: **Application for a Permit to Demolish a Residential Property – 9125 Creditview Road – Ward 6** (File G33 LA).

Staff responded to questions with respect to the reasons for the demolition permit on the subject property and advised that demolition of the property is required to accommodate the servicing for a proposed new school in the area.

There was discussion regarding an assessment of the heritage value of the subject property, and referral of consideration of this application pending that assessment.

- PDD289-2005
- That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 4, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 9125 Creditview Road – Ward 6** (File G33 LA) be referred to the Council meeting scheduled to be held on November 28, 2005 to allow staff to assess the heritage value of the subject property.

Carried

MINUTES
Planning, Design and Development Committee

Pursuant to discussions regarding the demolition of residential properties in general, there was further discussion regarding the need to notify Peel Regional Police to ensure that vacant properties are tracked.

PDD290-2005 That the Director of Building and Chief Building Official be instructed to notify the Peel Regional Police of all demolition permits for residential buildings approved by Council.

Carried

* H 5. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 1, 2005, re: **Application for a Permit to Demolish a Residential Property – 10880 Bramalea Road – Ward 9** (File G33 LA).

PDD291-2005 1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated November 1, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Application for a Permit to Demolish a Residential Property – 10880 Bramalea Road – Ward 9** (File G33 LA) be received; and

2. That the application be approved subject to standard permit conditions.

Carried

I. Community Design - Parks Planning and Development Reports

* I 1. Report from K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development, dated November 7, 2005, re: **“Milestone of Labour” Monument.**

The Chair acknowledged email correspondence submitted by Brampton Downtown Business Association and/or the Brampton Downtown Development Corporation, dated November 11, 2005.

PDD292-2005 1. That the report from K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development, dated November 7, 2005, to the Planning, Design

MINUTES
Planning, Design and Development Committee

and Development Committee Meeting of November 21, 2005, re: **“Milestone of Labour” Monument** (File) be received;

2. That the email correspondence submitted by Brampton Downtown Business Association and/or the Brampton Downtown Development Corporation, dated November 21, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **“Milestone of Labour” Monument** (File POW.MOL) be received; and
3. That Rosalea Park be approved as the location for the “Milestones of Labour” Monument and that the final location of the monument be determined through the Phase One Rosalea Park Master Plan study, which includes a public consultation process; and
4. That upon completion of the Phase One Rosalea Park Master Plan study, staff prepare a report to Council to permit the installation of the monument on the final recommended site and to present the Public Art Site Agreement with the Brampton Mississauga and District Labour Council for approval.

Carried

J. Engineering and Development Services Reports

- * J 1. Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated October 24, 2005, re: **Subdivision Assumption - Orchid Drive Subdivision – 149259 Canada Limited - Registered Plan 43M-1451 – Ward 2** (File C1W14.5)

- PDD293-2005
1. That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated October 24, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Subdivision Assumption - Orchid Drive Subdivision – 149259 Canada Limited -Registered Plan 43M-1451 – Ward 2** (File C1W14.5) be received; and
 2. That the Commissioner of Legal Services and City Solicitor be requested to proceed with the assumption of the subject development.

Carried

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K. Minutes - nil

L. Other/New Business/Unfinished Business

- * L 1. Report from D. Kraszewski, Manager of Development Services, and B. Steiger, Development Planner, Planner, Design and Development, dated October 28, 2005, re: **Update on Status of Development of Crime Prevention Through Environmental Design Principles for ABM Installations and Notice of New Section for Multi-storey Residential Buildings** (File D70 CR).

PDD294-2005 That the report from D. Kraszewski, Manager of Development Services, and B. Steiger, Development Planner, Planner, Design and Development, dated October 28, 2005, to the Planning, Design and Development Committee Meeting of November 21, 2005, re: **Update on Status of Development of Crime Prevention Through Environmental Design Principles for ABM Installations and Notice of New Section for Multi-storey Residential Buildings** (File D70 CR) be received.

Carried

M. Referred Matters - nil

- * M 1. **List of Referred Matters – Planning, Design And Development Committee**

PDD295-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of November 21, 2005 (File P45GE) be received.

Carried

N. Deferred Matters - nil

O. Notice of Motion - nil

P. Correspondence - nil

Q. Question Period - nil

R. Public Question Period - nil

MINUTES
Planning, Design and Development Committee

S. **Closed Session** - nil

T. **Adjournment**

PDD296-2005 That the Planning, Design and Development Committee do now adjourn
to meet again on Monday, December 5, 2005 at 7:00 p.m. or at the call of
the Chair.

Carried

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Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

* PDD303-2005 was amended by Council on December 12, 2005 by C332-2005

December 5, 2005

- Chair:** City Councillor G. Gibson – Wards 1 and 5
- Vice Chair:** Regional Councillor P. Palleschi - Wards 2 and 6
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4 (arrived at 7:18 p.m., left 8:50 p.m., returned at 9:08 p.m., left at 9:35 p.m., returned at 9:58 p.m.)
Regional Councillor G. Miles – Wards 7 and 8 (left at 9:30 p.m., returned at 9:35 p.m.)
Regional Councillor J. Sprovieri - Wards 9 and 10 (left at 7:50 p.m., returned at 8:05 p.m.)
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4
City Councillor S. Hames – Wards 7 and 8
City Councillor G. Manning – Wards 9 and 10 (left at 7:50 p.m., returned at 8:00 p.m.)
- Staff Present:** **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning & Land Development Services
R. Bino, Director of Engineering and Development Services
K. Walsh, Director of Community Design, Park Planning and Development
D. Kraszewski, Manager of Development Services
D. Waters, Manager, Land Use Policy
P. Snape, Manager of Development Services
J. Spencer, Manager of Parks and Facility
N. Grady, Development Planner
M. Hoy, Coordinator of Special Projects
G. Charles, Central Area Planner
T. Buonpensiero, Policy Planner
- Legal Services Department**
C. Grant, Director of Litigation and Administrative Law, Legal Services
- Works and Transportation**
P. Anderson, Manager of Engineering Services
- Management and Administrative Services Department**

Committee

L. Mikulich, City Clerk

C. Urquhart, Legislative Coordinator

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The meeting was called to order at 6:08 p.m., moved into Closed Session at 6:10. p.m., moved into Open Session at 7:10 p.m., recessed at 9:45 p.m., reconvened at 9:58 p.m., and adjourned at 10:30 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD297-2005	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1 PDD298-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – EMC Group Limited –Ridgecore Developers Inc. – west side of Goreway Drive – south of Tortoise Court - Ward 10 (File C7E14.8)
D2. PDD299-2005	Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law and Secondary Plan – 1281216 Ontario Inc. – Candevcon Limited - west side of Goreway Drive – south of Countryside Drive abutting Tortoise Court on both the north and south side - Ward 10 (File C7E15.9)
D3. PDD300-2005	Application to Amend the Official and Zoning By-Law – Region of Peel Housing and Property – 10-12 John Street, 16-20 John Street, and Part of 21 Queen Street East – north of John Street and east of Main of Street South – Ward 3 (File C1E5.15)
E1. PDD297-2005	Delegation – Driveways Along the Eastern Section of Hallstone Road – Wad 6
E2. PDD301-2005	Delegation - Mattamy (Castlemore) Limited - Proposed Rear Yard Fence Location/ Encroachment Agreement - Lots 81 to 86 Bloomsbury Avenue – North of Castlemore Road between Goreway Drive and the West Humber River - Ward 10 (File C7E13.5) (See Item F1).
E3. PDD302-2005	Status Report – Establishing an Environmental Advisory Committee for the City of Brampton (File N01 GE) See Item G2)
E4. PDD303-2005 PDD304-2005	Requests by Julian Drive/Princess Andrea Court Residents to close Julian Drive at the Castlemore Road Intersection -Ward 10 (File T00 PE) (See Item K1)

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- E5. PDD305-2005 Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy (File POO GR) (See Item G5)**
- E6. PDD306-2005 Bram West Secondary Plan Review Land Use Concept – Ward 6 (File P26 S40) (See Item O1).**
- F1. PDD301-2005 Mattamy (Castlemore) Limited - Proposed Rear Yard Fence Location/ Encroachment Agreement - Lots 81 to 86 Bloomsbury Avenue – North of Castlemore Road between Goreway Drive and the West Humber River - Ward 10 (File C7E13.5) (See Delegation E2)**
- F2. PDD307-2005 Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited (c/o North West Lexus) north west corner of Regional Road 107 and Maritime Ontario Boulevard - Ward 10 (File C7E6.30)**
- F3. PDD308-2005 Application to Amend the Official Plan and Zoning By-Law – Harinder Gahir - Gagnon Law and Bozzo Urban Planners Ltd. – south side of Steeles Avenue east of McLaughlin Road - Ward 3 (File T1W15.34)**
- G1. PDD309-2005 City of Brampton Response - City of Mississauga – Upper Hurontario Street Corridor – Review of Land Uses and Urban Design Guidelines (File G70 MI)**
- G2. PDD302-2005 Status Report – Establishing an Environmental Advisory Committee for the City of Brampton (File N01 GE) (See Delegation E3).**
- G3. PDD310-2005 City of Brampton Comments – Proposed Draft Regional Official Plan Amendment 17 (ROPA 17) (File G70 CA)**
- G4. PDD311-2005 Status Report – Ministry of the Environment’s Watershed Based Source Protection Planning (File G65 SP).**
- G5. PDD305-2005 Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy (File POO GR) (See Delegation E5)**
- H1. PDD312-2005 Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A390/05 – Jaswinder Singh and Harkit Khungura – 9416 Highway 50 – Ward 10 (File A390/05)**

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- H2. PDD313-2005** **Appeal by Marisa Tolfa of Committee of Adjustment Refusal of Minor Variance Application A285/05 – 221 Deerhurst Drive – Ward 10 (File A285/05)**
- H3. PDD314-2005** **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A408/05 – Gurduara Jot Parkash Sahib (Toronto) - 135 Sun Pac Boulevard – Ward 10 (File A408/05)**
- J1. PDD315-2005** **Status Report – Community Improvement Plan (File P75 CE)**
- J2. PDD316-2005** **Request to Amend the Central Area Community Improvement Plan Development Incentive Grant Program (File P75 CE)**
- J3. PDD317-2005** **Progress on City and Developer Initiated Capital Projects (File F12.CA)**
- J4. PDD318-2005** **Proposed Woodlot Conservation By-law Amendments (File N05 WO).**
- K1. PDD303-2005** **Requests by Julian Drive/Princess Andrea Court Residents to close Julian Drive at the Castlemore Road Intersection -Ward 10 (File T00 PE) (See Delegation E4)**
PDD304-2005
- L1. PDD319-2005** **Minutes – Brampton Heritage Board – November 15, 2005.**
- M1.** **Monthly Update – Status of Highway 410 Extension**
- N1. PDD320-2005** **List of Referred Matters - Planning, Design and Development Committee**
- O1. PDD306-2005** **Bram West Secondary Plan Review Land Use Concept – Ward 6 (File P26 S40) (See Delegation E6).**
- P.** **Notice of Motion**
- Q1. PDD321-2005** **Region of Peel - Resolution Regarding the Alignment of the Future Highway 410.**
- Q2. PDD322-2005** **Town of Caledon - Resolution Regarding the Alignment of the Future Highway 410.**

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- Q3. PDD323-2005 Region of Peel - Resolution Regarding the Region of Halton Official Plan Amendment Number 25**
- Q4. PDD324-2005 Region of Peel - Resolution Regarding the Regional Official Plan Strategic Update (ROPSU) Regional Officials Plan Amendment 16 – Proposing Changes to Transportation Network and Policies.**
- Q5. PDD325-2005 Region of Peel - Resolution Regarding Fieldgate Developments Inc. Official Plan Amendment and Rezoning – Ward 10**
- R. Question Period**
- S. Public Question Period**
- T. PDD326-2005 Closed Session**
- U. PDD327-2005 Adjournment**

City Councillor Gibson, Chair

MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD297-2005 That the agenda for the Planning, Design and Development Committee Meeting dated December 5, 2005, be approved as amended as follows:

To Delete:

Delegation E1- Ms. Rosalee De Luca, 1604 Hallstone Road, Brampton, on behalf of Residents of Hallstone Drive, re: **Driveways Along the Eastern Section of Hallstone Road – Ward 6** - Delegation withdrawn

To Add:

Correspondence, re: Item D2 - **1281216 Ontario Inc. – Candevcon Limited - west side of Goreway Drive – south of Countryside Drive abutting Tortoise Court on both the north and south side - Ward 10** (File C7E15.9).

- From Angie and Larry Poole, 44 Donwoods Court, Brampton, dated December 5, 2005.
- From Wayne and Tricia Migus, 64 Treeline Boulevard, Brampton, undated.

Delegation E2 - Mr. Quentin Hanchard, Toronto and Region Conservation (TRCA), re: **Mattamy (Castlemore) Limited - Proposed Rear Yard Fence Location/ Encroachment Agreement - Lots 81 to 86 Bloomsbury Avenue – North of Castlemore Road between Goreway Drive and the West Humber River - Ward 10** (File C7E13.5) (See Item F1).

Re: Item G5 - **Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy** (File POO GR) (See Delegation E5).

- Correspondence from Mr. Mark Emery, Weston Consulting Group Inc. dated December 5, 2005, on behalf of Heart Lake Road Landowners Group
- Delegation E5 (2) - Dr. T. Mehta, 18 Newgate Place, Brampton

Re: Item O1 - **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) (See Delegation E6)

- Correspondence from Mr. Michael Kovacevic, Goodman and Carr, on behalf of 1212949 Ontario Inc. owners of lands within the Bram West Secondary Plan
- Delegation E6 (5) – Mr. Robert Blunt, Goodman and Carr.

Carried

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B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F2, F3, G1, G 3, G4, H2, J1, J2, J3, L1, N1, Q1, Q2, Q3, Q4, Q5)

D. Public Meeting Reports

- D 1. Report from D. Kraszewski, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated November 15, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – EMC Group Limited –Ridgcore Developers Inc. – west side of Goreway Drive – south of Tortoise Court - Ward 10** (File C7E14.8).

Members of the public present requested a presentation of the proposal but did not wish to speak.

Mr. Dan Kraszewski, Manager, Development Services, gave a presentation and provided details of the proposal to develop vacant lands at the subject site to facilitate the development of single detached dwelling units. Mr. Kraszewski advised that the report indicates that a second Public Meeting is required to address an amendment to the Secondary Plan, however that is not the case and a second meeting is not required. Mr. Kraszewski confirmed that the Public Meeting Notices to the residents and the newspaper notice were correct and did not indicate a second Public Meeting would be required.

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|-------------|--|
| PDD298-2005 | 1. That the report from D. Kraszewski, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated November 15, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – EMC Group Limited –Ridgcore Developers Inc. – west side of Goreway Drive – south of Tortoise Court - Ward 10 (File C7E14.8) be received. |
|-------------|--|

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2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 2. Report from D. Kraszewski, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated November 18, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law and Secondary Plan – 1281216 Ontario Inc. – Candevcon Limited - west side of Goreway Drive – south of Countryside Drive abutting Tortoise Court on both the north and south side - Ward 10** (File C7E15.9).

Members of the public present requested a presentation of the proposal.

The Chair acknowledged the following submissions on this matter:

- Angie and Larry Poole, 44 Donwoods Court, Brampton, dated December 5, 2005 advising of their opposition to the subject proposal
- Wayne and Tricia Migus, 64 Treeline Boulevard, Brampton, undated, expressing concerns with respect to the subject proposal.

Mr. Dan Kraszewski, Manager, Development Services, gave a presentation and provided details of the proposal to develop lands currently used as a golf course at the subject site to facilitate the development of single detached dwelling units. Mr. Kraszewski advised that there was an oversight in the Public Notice and that an amendment to the Secondary Plan will be required and as a result a second Statutory Public Meeting will be required. This second Public Meeting will occur in 2006.

Mr. George Kee, 8261 Walnut Road, Brampton, questioned whether the subject development was scheduled to take place and whether it was part of the development cap.

Staff clarified that the allocations on the development cap will be presented to Council in January, 2006.

Mr. Frank Carboni, 44 Donwoods Court, Brampton, advised that he was one of the first homeowners in the area and is concerned about the impact of the proposal on the existing community. He was of the opinion that promises that were made to residents five years ago by the City and the developer are not being kept and suggested that Committee review those promises and take measures to prevent the subject proposal.

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Ms. Annmarie Gonsalves, 4 Tortoise Court, Brampton, advised that she has lived in the area for more than 25 years and the subject golf course has been a selling feature for the area. She was of the opinion that high density development is not appropriate for the area and that the existing greenspace and natural habitat should be preserved and maintained. She urged Committee to consider the best interests of the residents when making its decision.

Mr. Mario Iorio, 12 Tortoise Court, Brampton, advised that when he purchased his home he was under the impression that the golf course would be there permanently. He was concerned about the potential traffic problems that would be created by the subject proposal, the lack of sufficient amenities such as parks, fire services, schools and the safety and well being of the residents of the community. He suggested that consideration be given to the area residents instead of the builders and developers.

Mr. Bill Donato, 3333 Countryside Drive, Brampton, noted that he is opposed to the subject proposal and will be making a written submission to staff with a petition.

Mr. Dino Frizza, 3347 Countryside Drive, Brampton, noted that he is opposed to the subject proposal.

Mr. Fabio Salerno, 50 Treeline Boulevard, Brampton, is of the opinion that the proposed rezoning of the golf course lands for residential purposes will detract from the exclusiveness of the community for which residents paid high premiums. He felt that it is the responsibility of Council to protect the residents.

Staff confirmed that the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD299-2005
1. That the report from D. Kraszewski, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated November 18, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law and Secondary Plan – 1281216 Ontario Inc. – Candevcon Limited - west side of Goreway Drive – south of Countryside Drive abutting Tortoise Court on both the north and south side - Ward 10** (File C7E15.9) be received; and
 2. That the following submissions to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **1281216 Ontario Inc. – Candevcon Limited - west side of**

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Goreway Drive – south of Countryside Drive abutting Tortoise Court on both the north and south side - Ward 10 (File C7E15.9) be received:

- Angie and Larry Poole, 44 Donwoods Court, Brampton, dated December 5, 2005.
- Wayne and Tricia Migus, 64 Treeline Boulevard, Brampton, undated.

3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meetings (first Public Meeting on December 5, 2005, with a second Public Meeting to follow in early 2006) and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from A. Taranu, Manager of Urban Design and Public Buildings, and G. Charles, Central Area Planner, Planning, Design and Development, dated December 5, 2005, re: **Application to Amend the Official and Zoning By-Law – Region of Peel Housing and Property – 10-12 John Street, 16-20 John Street, and Part of 21 Queen Street East – north of John Street and east of Main of Street South – Ward 3** (File C1E5.15).

Members of the public present requested a presentation of the proposal.

Mr. Gabe Charles, Central Area Planner, gave a brief overview of the proposal by the Region of Peel to develop a 200 unit, 15 storey residential apartment building with an underground parking garage at the subject site. He noted that the previous application from October 2004 and has now been revised due to comments received from City officials and the public.

Mr. Keith Ward, Commissioner of Housing and Property and General Manager of Peel Living, Region of Peel, and Mr. Harry Christakis, HCA Architecture, Toronto, provided details of the proposal with respect to access, density, parking and landscape at the subject site.

Mr. Peter Murphy, 32 Wellington Street East, Brampton, advised that he has reservations about the appropriateness of the proposal within the neighbourhood. He was concerned about the potential traffic congestion that would be generated by the proposal, the impact on the heritage features of the downtown and the

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environmental impact on the community. Mr. Murphy also inquired about the potential closure of James or John Street associated with the ongoing GO Transit EA process.

Mr. Adrian Smith, Director of Planning & Land Development Service, advised that GO Transit will be hosting a public meeting on December 13, 2005, and that City Staff will be presenting a report to Committee in January.

Mr. Richard Prouse, Chair, Brampton Downtown Business Association (BDBA), stated that he supports the subject proposal and believes that this project would increase the downtown population which would assist in the revitalization of the downtown. He was confident that any potential traffic concerns could be addressed by the City.

Staff confirmed that the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

- PDD300-2005
1. That the report from A. Taranu, Manager of Urban Design and Public Buildings, and G. Charles, Central Area Planner, Planning, Design and Development, dated December 5, 2005, re:
Application to Amend the Official and Zoning By-Law – Region of Peel Housing and Property – 10-12 John Street, 16-20 John Street, and Part of 21 Queen Street East – north of John Street and east of Main of Street South – Ward 3 (File C1E5.15) be received; and
 2. That staff be directed to report back to Planning, Design & Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

E. Delegations

- E 1. Ms. Rosalee De Luca, 1604 Hallstone Road, Brampton, on behalf of Residents of Hallstone Drive, re: **Driveways Along the Eastern Section of Hallstone Road – Ward 6**.

Dealt with under Approval of the Agenda, Recommendation PDD297-2005

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E 2. Delegation re: **Proposed Rear Yard Fence Location/ Encroachment Agreement - Lots 81 to 86 Bloomsbury Avenue – North of Castlemore Road between Goreway Drive and the West Humber River - Ward 10** (File C7E13.5) (See Item F1)

1. Mr. Michael Wytiahlowsky and Ms. Lucy Kopach, 84 Bloomsbury Avenue, Brampton
2. Mr. Quentin Hanchard, Toronto and Region Conservation Authority (TRCA)

Mr. Wytiahlowsky and Ms. Kopach, 84 Bloomsbury Avenue, Brampton, gave a slide presentation showing the location of the chain link fence at the rear of their property which was constructed in the incorrect location by the builder, Mattamy Homes on City owned lands buffer Block 189. They showed slides of homes in other subdivisions with fences and pools encroaching on valleylands and questioned why the Toronto and Region Conservation Authority (TRCA) have allowed encroachments in those cases.

Following the presentation, Mr. Wytiahlowsky and Ms. Kopach, explained that the relocation of the fence from the valley lands to the correct location on their property would reduce the depth for their rear yard to the 7.5 minimum rear yard depth contained in the zoning by-law, however, they claimed that Mattamy's sales staff and City staff advised them that they were purchasing a back yard having a depth of 10 metres. They believe that there are no environmental concerns since the slope along this section of the valleyland is gradual and there are no issues with erosion. They see no reason why an amicable solution could not be reached on the matter. They were of the opinion that the guidelines of the Toronto and Region Conservation Authority are inconsistent. They suggested that they be given the option to purchase the portion of buffer Block 189 that is being encroached on by the fence as a means of resolving the situation.

Mr. Quentin Hanchard, Senior Planner, TRCA, advised that the TRCA does not support the use of valley lands for private purposes uses. He gave a slide presentation which explained the needs and benefits of buffers. With respect to the subject matter he highlighted the following:

- the request for encroachment unto City owned valley buffer lands be refused
- buffer lands were attained through negotiations involving TRCA, the developer with the support of City staff
- allowing an encroachment within the buffer would compromise the purpose for which it was attained
- allowing an encroachment would potentially set a precedent that is not in the best interests of the City or the TRCA.

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Committee discussion on this matter included:

- whether there is an urgent need to relocate the fence
- would allowing an encroachment on the valley lands be considered setting a precedent that is not in the best interests of the City or the TRCA
- issue is one between the landowner and the builder
- the benefits of buffers to the environment
- should the affected landowners be provided with the opportunity to purchase the portion of land that the fences are encroaching upon
- TRCA needs to investigate the properties that may be encroaching on valleylands as presented by the delegations

Staff provided background information on the matter and advised that initially the delegations appeared to be representing the other five homeowners whose fences are also encroaching on buffer Block 189. However, four of those homeowners have agreed to have the fence relocated on the correct location, leaving one undecided homeowner. Staff advised that in order to protect the valley lands the fence should be relocated and that Mattamy Homes have agreed to relocate the fence at the correct location at no cost to the City.

There was discussion regarding the referral of consideration of this matter to the Planning, Design and Development Department for a further report to be presented in Spring of 2006 on the findings of a site visit with the affected Regional Councillor, City Councillor, appropriate City staff, and representatives of the Toronto and Region Conservation Authority (TRCA).

Item F1 was brought forward and dealt with at this time.

The following motion was considered:

- PDD301-2005 1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 17, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Mattamy (Castlemore) Limited - Proposed Rear Yard Fence Location/ Encroachment Agreement - Lots 81 to 86 Bloomsbury Avenue – North of Castlemore Road between Goreway Drive and the West Humber River - Ward 10** (File C7E13.5) be **referred back** to staff for a further report to be presented in Spring of 2006 on the following matter:
- findings of a site visit with the affected Regional Councillor, City Councillor, appropriate City staff, and representatives of the Toronto and Region Conservation Authority (TRCA); and

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2. That the following delegations to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Mattamy (Castlemore) Limited - Proposed Rear Yard Fence Location/ Encroachment Agreement - Lots 81 to 86 Bloomsbury Avenue – North of Castlemore Road between Goreway Drive and the West Humber River - Ward 10** (File C7E13.5) be received;
 1. Mr. Michael Wytiahlowsky and Ms. Lucy Kopach, 84 Bloomsbury Avenue, Brampton
 2. Mr. Quentin Hanchard, Toronto and Region Conservation Authority (TRCA)
3. That Mattamy Homes be advised that, at their expense, they are required to provide to the City any new survey plans of individual lots, prepared and certified by an Ontario Land Surveyor, that may be required through the relocation of any section of the chain link fence onto buffer Block 189;
4. That the Toronto and Region Conservation Authority (TRCA) be requested to investigate other properties that may be encroaching on valley lands and report to the Commissioner of Planning, Design and Development, and that this information be included in the staff report to be presented in Spring 2006 to the Planning, Design and Development Committee.

Carried

- E 3. Delegation, re: **Establishing an Environmental Advisory Committee for the City of Brampton** (File N01 GE) (See Item G2)
1. Ms. Anna Przychodzki, on behalf of Sierra Club of Canada, Peel Region Group
 2. Ms. Lorraine Symmes, on behalf of Credit River Alliance

Ms. Anna Przychodzki, on behalf of Sierra Club of Canada, Peel Region Group, congratulated Committee for taking the initiative in the establishment of an Environmental Advisory Committee (EAC) for the City of Brampton. She provided background information on existing EACs throughout Ontario and the benefits they bring to the community. She requested that the Sierra Club be included in the committee which will determine the terms of reference for the proposed EAC.

Ms. Lorraine Symmes, on behalf of Credit River Alliance, also congratulated Committee for taking the initiative in the establishment of an Environmental

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Advisory Committee (EAC) for the City of Brampton. She noted however that the Credit River Alliance disagrees with staff's opinion to exclude the proposed EAC from commenting on environmental matters pertaining to development review and environmental studies as it defeats the purpose of having an EAC. She requested that staff reconsider the issue and consider the benefits of the EAC's input to the community and the environment.

Staff provided clarification with respect to questions from Committee on the timing and budget requirements for the proposed EAC. Staff advised that consideration must be given for additional staffing requirements which will be included in the 2006 budget to commence in the year 2007.

A motion was introduced to approve the staff recommendation as amended to add the following Clause:

‘That staffing requirements for the proposed Environmental Advisory Committee (EAC) for the City of Brampton be included in the Planning, Design and Development Department 2006 budget process for the year 2007’.

Item G2 was brought forward and dealt with at this time.

The following motion was considered:

- PDD302-2005
1. That the report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated November 9, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Status Report – Establishing an Environmental Advisory Committee for the City of Brampton** (File N01 GE) be received; and
 2. That the following delegations, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Status Report – Establishing an Environmental Advisory Committee for the City of Brampton** (File N01 GE) be received;
 1. Ms. Anna Przychodzki, on behalf of Sierra Club of Canada, Peel Region Group
 2. Ms. Lorraine Symmes, on behalf of Credit River Alliance
 3. That staff be directed to report to Planning, Design and Development Committee with a Terms of Reference for establishing a Brampton Environmental Advisory Committee, including an assessment of related financial and staff resources required in either the Planning, Design and Development or the City Clerk's Office; and

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4. That staffing requirements for the proposed Environmental Advisory Committee (EAC) for the City of Brampton be included in the Planning, Design and Development Department 2006 budget process for the year 2007.

Carried

- E 4. Ms. Joyce Fenuta, Julian Drive, Brampton, on behalf of residents of Julian Drive and Princess Andrea Court, re: **Requests by Julian Drive/Princess Andrea Court Residents to close Julian Drive at the Castlemore Road Intersection - Ward 10** (File T00 PE) (See Item K1)

Ms. Joyce Fenuta, Julian Drive, Brampton, on behalf of residents of Julian Drive and Princess Andrea Court, thanked Committee and staff for the time taken to address her concerns. It was her opinion on reviewing the staff report that the traffic survey on Julian Drive that was undertaken in February 2004, was done on a day when traffic was low and therefore inaccurate. She believes that the request to close Julian Drive at Castlemore Road is not unreasonable and requested Committee to reconsider.

Discussion followed and included the following:

- the feasibility and cost of designing Julian Drive with a turning circle (cul-de-sac) and a chain link across the road to prevent access
- impact on emergency services' vehicles if consideration is given for a turning circle and chain link across the road

A motion was introduced to approve the staff recommendation as amended to delete Clause 2 and add the following Clause:

“That the request of the residents of Julian Drive and Princess Andrea Court to provide a turning circle (cul-de-sac) with a chain link for access to Castlemore Road be supported”.

The above motion was voted on and lost as follows:

*** Amended by Council on December 12, 2005, pursuant to Resolution C332-2005**

PDD303-2005

Lost

That the request of the residents of Julian Drive and Princess Andrea Court to provide a turning circle (cul-de-sac) with a chain link for access to Castlemore Road be supported.

Lost

The following motion was then considered:

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PDD304-2005 That the delegation of Ms. Joyce Fenuta, Julian Drive, Brampton, on behalf of residents of Julian Drive and Princess Andrea Court, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Requests by Julian Drive/Princess Andrea Court Residents to close Julian Drive at the Castlemore Road Intersection -Ward 10** (File T00 PE) be received.

Carried

Note: No further action was taken on this matter.

- E 5. Delegations re: **Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy** (File POO GR) (See Item G5)
1. Mr. James Kennedy, KLM Planning Partners Inc., Concord
 2. Dr. T. Mehta, 18 Newgate Place, Brampton

Dr. T. Mehta was not present to address Committee.

Mr. James Kennedy, KLM Planning Partners Inc., Concord, on behalf of a number of landowners in Sub Areas 1 and 3 of the Credit Valley Secondary Plan requested that his clients be granted sufficient allocation from the annual cap which is reserved for the area. He felt that the interim capacity for some of the areas within Sub Areas 1 and 4 have been approved and that plans are moving forward while plans for the rest of the landowners such as his clients are not moving forward even though all the required planning studies have been completed. He suggested that Committee look at allocation capacity beyond 2006 to the future years.

Staff provided clarification with respect to allocation capacity for future years and also noted that the staff report addresses this matter.

Item G5 was brought forward and dealt with at this time.

The following motion was considered:

- PDD305-2005 1. That the report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, and P. Aldunate, Policy Planner, Planning, Design and Development, dated November 29, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy** (File POO GR) be received; and

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2. That the delegation of James Kennedy, KLM Planning Partners Inc., Concord, on behalf of a number of landowners in Sub Areas 1 and 3 of the Credit Valley Secondary Plan, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy** (File POO GR) be received;
3. That the correspondence from Mr. Mark Emery, Weston Consulting Group Inc, dated December 5, 2005, on behalf of Heart Lake Road Landowners Group to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy** (File POO GR) be received;
4. That the Official Plan Amendment appended to the subject report as Appendix 2, to implement the Strategic Response to Growth and Transition and Implementation Strategy, including a development cap of 5500 units per year, be approved;
5. That the Development Cap component of the Transition and Implementation Strategy be applied at the Draft Approval stage and not at the Building Permit stage;
6. That staff be directed to report to Planning Design and Development Committee in January 2006 with a Priority Allocation Strategy to address the allocation of potential draft approvals for 2006; and
7. That no other Draft Approvals, excluding the downtown (SPA 7) and central area corridor (SPA 36), be permitted in 2005 other than those applications identified in the Implementation and Transition Strategy as Credit Valley Interim Servicing Lands, Hwy 410 Lands, Recommendation Reports - February 2005, and those applications identified as Priority Allocation (as detailed in Appendix A of Appendix 1 to the staff report).

Carried

- E 6. Delegations, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) (See Item O1).
1. Mr. Haydn Matthews, Great Gulf Group of Companies, Toronto
 2. Mr. John Cuttruzzola, 105 Heart Lake Road, Brampton

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3. Ms. Carol-Anne Munroe, Sorenson Gravely Lowes Planning Associates Inc., on behalf of Unipetro Investments Inc.
4. Mr. Anthony Mason and Mr. George Kee, on behalf of Huttonville Residents Association.
5. Mr. Robert Blunt, Goodman and Carr

There was discussion regarding the deferral of consideration of this matter to the Planning, Design and Development Committee scheduled to be held on January 23, 2006, to allow staff to meet and address any remaining concerns of the residents.

The delegations in this matter agreed with the deferral proposal.

Item O1 was brought forward and dealt with at this time.

PDD306-2005 That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated October 28, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) **be deferred** to the Planning, Design and Development Committee meeting of January 23, 2006, to allow staff to meet with Huttonville residents to address any remaining concerns; and.

That the correspondence from Mr. Michael Kovacevic, Goodman and Carr, on behalf of 1212949 Ontario Inc. owners of lands within the Bram West Secondary Plan, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) be received.

Carried

F. Development Team Reports

- F 1. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 17, 2005, re: **Mattamy (Castlemore) Limited - Proposed Rear Yard Fence Location/ Encroachment Agreement - Lots 81 to 86 Bloomsbury Avenue – North of Castlemore Road between Goreway Drive and the West Humber River - Ward 10** (File C7E13.5) (See Delegation E2).

Dealt with under Delegation E2, Recommendation PDD301-2005

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- * F 2. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated November 18, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited (c/o North West Lexus) north west corner of Regional Road 107 and Maritime Ontario Boulevard - Ward 10** (File C7E6.30).

- PDD307-2005
1. That the report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated November 18, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited (c/o North West Lexus) north west corner of Regional Road 107 and Maritime Ontario Boulevard - Ward 10** (File C7E6.30) be received; and
 2. That the Official Plan Amendment application be approved and the policies of the “Business” designation be site specifically amended to permit the use of the subject lands for automotive retail sales, servicing and related uses;
 3. That the Zoning By-law application be approved and the subject property be rezoned from “Service Commercial (Holding) Section 1635 (SC(H)-Section 1635)” and “Service Commercial Section 1576 (SC Section 1576)” to a “Service Commercial” zone, which permits the uses identified in the Service Commercial (Holding) Section 1635 (SC(H)-Section 1635) zone, automotive retail sales, servicing and related uses and the appropriate provisions to accommodate these uses;
 4. That prior to the adoption of the Official Plan and Zoning By-law Amendments by City Council, the applicant shall enter into a development agreement, which shall incorporate, among other items, the following conditions (minor revisions to these clauses by staff may be made):
 - a. Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan including a Functional Servicing Report, shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City’s site plan review process;

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- b. The owner/ applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws;
- c. The owner/ applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
- d. Prior to site plan approval, the owner/ applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City policy or make other arrangements to the satisfaction of the City for this payment;
- e. The owner/ applicant shall, once approved by the City, implement the required Design Guidelines including but not limited to the provision of appropriate building architecture, landscape treatments and other arrangements to accommodate the consolidation of street accessories such as newspaper boxes, mail boxes, utility boxes, etc. to the satisfaction of the City. In this regard, minor revisions to the plan may be necessary to provide sufficient space for such features;
- f. The owner/ applicant shall comply with the architectural control policies of the City;
- g. The owner/ applicant shall make satisfactory arrangements with the City for the provision of street trees within the abutting boulevards of adjacent streets;
- h. The owner/ applicant shall make appropriate arrangements with the Region of Peel's Public Works Department with regard to connection to municipal water and sanitary sewer services to service the proposed development;
- i. The owner/ applicant shall provide Bell Canada with one or more conduit(s) of sufficient size from the electrical room in each building to the street line;
- j. The owner/ applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
- k. The owner shall agree that on-site waste collection shall be provided through a private waste hauler;
- l. The owner/ applicant agrees to provide a high quality of architecture and urban design for all buildings. Strong unifying themes and elements (cornices, building bases, material articulation, materials and colours) shall be represented in all buildings;
- m. The owner/ applicant agree that the building located at the corner of Maritime Ontario Boulevard and Queen Street East shall provide enhanced visual and urban design interest.

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Important architectural elements such as entrances and corners will be emphasized with building form verticality, canopies, breaks in the roofline, and other expressive detailing;

- n. The owner/ applicant agree that all loading and service areas should be located away from prominent views and effectively screened;
- o. The owner/ applicant agrees to provide enhanced landscape and architectural treatment along Queen Street East. The built form can be located close to the street provided these are articulated to a high quality;
- p. The owner/ applicant agree that rooftop mechanical units will be contained in Mechanical Penthouses or screened from view with building form (parapets) or screened in other ways;
- q. The owner/ applicant agrees to provide substantial landscaping to the satisfaction of the City of Brampton that reflects the Flower City Strategy;
- r. The owner/ applicant agrees to provide and maintain landscaping within the road allowance of Queen Street East and Maritime Ontario Boulevard;
- s. The owner/ applicant agrees to provide sidewalks along the Queen Street frontages of the property;
- t. The owner/ applicant agrees to maintain all landscaping materials throughout the site in good condition. The applicant further agrees to monitor and immediately replace any landscape material that is not in good condition;
- u. The owner/ applicant agrees to provide on-site oil and grit separators and provide a fee to retrofit the existing Kenfask Stormwater Management Facility from a quantity facility to a quality and quantity facility in accordance with City policy;
- v. Prior to the release of securities, the Owner shall provide the City with evidence that it has paid the Royal Bank of Canada, the successor to Kenfask Developments Limited, its proportionate share of the costs of construction of the storm water management quality control facility constructed by Kenfask in conjunction with the development of Registered Plan 43M-811, which facility benefits the Lands.
The Owner's proportionate share shall be calculated at the rate of \$1,346.26 per net acre of the land, plus interest (if demanded by the Royal Bank of Canada) calculated from January 1, 1989 until the date of payment;
- w. The owner/ applicant agree to provide temporary sediment pond(s) on site during the construction period to the satisfaction of the City of Brampton and the Toronto Region Conservation Authority;

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- x. The owner/ applicant agrees to provide a Functional Servicing Report to the satisfaction of the City of Brampton, Region of Peel and the Toronto Region Conservation Authority prior to site plan approval;
 - y. The owner/ applicant agrees that prior to any the submission of a site plan application for the Phase Two lands, the owner/ applicant shall submit to the City for review, among other things, Design Guidelines, a Functional Servicing Report, Development Concept Plans and a Planning Justification Report. These documents shall clearly demonstrate how the proposed development is consistent with the policies of the City of Brampton Official Plan and the approved development on the adjacent properties to the north, west and east;
 - z. The owner/ applicant agree to provide mutual access arrangements with the abutting lands to the north and west to the satisfaction of the Region of Peel and City of Brampton and the owner/ applicant agree that neither the Region of Peel nor the City of Brampton shall bear any of the costs associates with the establishment of these easements;
 - aa. The owner/ applicant agree to pay their appropriate share of the construction costs associated with the extension of Maritime Ontario Boulevard in accordance with City Policy to the satisfaction of the City of Brampton;
 - bb. The owner/ applicant shall agree to pay their appropriate share of the costs of construction (land and material) to establish a Gateway Feature on the north-east corner of Airport Road and Queen Street East. This feature will be design to the satisfaction of the City through site plan application SP05-067;
 - cc. The owner/ applicant shall not use the Phase Two lands for the temporary storage of vehicles; and
 - dd. The Owner/ applicant agree to provide transit related improvements along Queen Street East as deemed necessary by Brampton Transit and the Commissioner of Works & Transportation. The details of required transit improvements, including bus stop locations, bus bays, shelter pads and standing areas, shall be determined through the Site Plan Approval process, where the owner/ applicant agrees to be responsible for all transit improvement expenses in this regard.
5. That the Office Centre designations in both the Official Plan and Airport Road/Highway #7 Secondary Plan be maintained on the subject property;
6. That prior to site plan approval, the applicant shall obtain the approval of the Community Design Brief from the City of

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Brampton and the Functional Servicing Reports from both the City of Brampton and the Toronto Region Conservation Authority, which were submitted in support of the application;

7. That prior to the approval of the Official Plan and Zoning By-law Amendments by City Council, the applicant shall secure final comments from the Engineering and Development Services Section of the Planning, Design and Development Department and from the Toronto Region Conservation Authority and address any concerns they may have;
8. That prior to submitting a site plan application on the lands identified as Phase II on Map 1, the owner/ applicant shall submit to the City for review, among other things, Design Guidelines, a Functional Servicing Report, Planning Justification Report and Development Concept Plan. These documents shall clearly demonstrate how the proposed development is consistent with the policies of the City of Brampton Official Plan and the approved development on the adjacent lands to the north, west and east; and
9. That the decision of Council to approve this application shall be null and void unless a zoning by-law implementing the approval is passed within 18 months of the Council approval of this decision.

Carried

- * F 3. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated November 16, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Harinder Gahir - Gagnon Law and Bozzo Urban Planners Ltd. – south side of Steeles Avenue east of McLaughlin Road - Ward 3** (File T1W15.34).

- PDD308-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated November 16, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Application to Amend the Official Plan and Zoning By-Law – Harinder Gahir - Gagnon Law and Bozzo Urban Planners Ltd. – south side of Steeles Avenue east of McLaughlin Road - Ward 3** (File T1W15.34) be received; and
 2. That the application be approved and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law, subject to the following:

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- A) That the Secondary Plan be amended by changing the land use designations of the subject property from “Low and Medium Density Residential” and “Hazard Land” to “Convenience Commercial” and “Hazard Land”. Site-specific policies shall include those design principles determined to be necessary from the approved design guidelines for this site.
- B) The zoning by-law be amended by changing the zoning designation of the subject site **from** “Floodplain (F)” and “Residential Estate Two (RE2)” **to** “Floodplain (F)” and a Service Commercial zone in accordance with the following:
1. Permitted uses shall include,
 - (a) a retail establishment
 - (b) a service shop
 - (c) a personal service shop
 - (d) a bank, trust company, or finance company
 - (e) an office
 - (f) a laundromat
 - (g) a dry cleaning and laundry distribution station.
 - (h) a dining room restaurant, a take-out restaurant
 - (i) a printing or copying establishment
 - (j) a commercial school
 - (k) a place of commercial recreation, but not including a billiard hall
 - (l) a community club
 - (m) a health or fitness center
 - (n) a tavern
 - (o) a custom workshop
 - (p) an animal hospital
 2. Requirements and restrictions:
 - (a) A drive-through facility shall not be permitted.
 - (b) Minimum building setbacks:
 - (1) Front yard: 3 metres

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- (2) Easterly side yard: 2 metres
 - (c) Minimum Landscaped Open Space:
 - (1) 3 metres abutting the front lot line, westerly lot line, and rear lot line, except at approved access locations.
 - (d) All garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way
- C) That prior to the enactment of a zoning by-law, the detailed Functional Servicing Study shall be approved to the satisfaction of the Engineering and Development Services Department and any requirements resulting from the approved study shall be set out in a development agreement.
- D) That prior to the enactment of the zoning by-law, the applicant shall convey gratuitously to the City all valleylands as identified by the Credit Valley Conservation Authority (CVC).
- E) That prior to the enactment of the zoning by-law, the Design Brief shall be approved to the satisfaction of the Commissioner of Planning Design and Development. The Design Brief shall incorporate principles established in the approved City-wide Development Design Guidelines, as prepared by NAK Design Group and Joseph Bogdan and Associates, dated August 2003, and the following:
 - 1. The intended form, massing and design character of the building.
 - 2. A walkway linking the commercial plaza to the municipal right of way.
 - 3. Upgraded building elevations for all sides of the intended commercial building which will create the appearance of a second storey.
 - 4. The location and size of all roof-top mechanical equipment and screening thereof from all directions. Roof-top screening shall form an integral part of the building design.

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5. Waste disposal units fully screened by fencing which is compatible with the architectural design of building on site.
 6. Upscale landscaped treatment along the Steeles Avenue frontage.
 7. An appropriate interface with the surrounding institutional and open space lands which may include, but not be limited to, upgraded architectural elevations and landscaped buffer areas, and pedestrian access.
- F) That prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
1. Prior to the issuance of site plan approval, a site development plan, landscaping, grading and storm drainage plan, elevation and cross-section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City. The appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
 2. Prior to the issuance of site plan approval, the owner shall convey a 5 metre buffer area adjacent to all valleylands (note: the 5 metre buffer area may be reduced to the satisfaction of the City if it is demonstrated that an appropriate buffer is provided on the tableland portion to protect the valleyland). Required conveyances shall be in a condition satisfactory to the City and at no cost to the City. The applicant agrees that lands conveyed in this respect shall not be credited towards the parkland dedication requirements of the proposal.
 3. The applicant shall adhere to the requirements of an approved functional servicing report to the satisfaction of the City.
 4. The applicant shall satisfy all requirements of an approved Design Brief, to the satisfaction of the City.

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5. The applicant shall pay all applicable Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
6. The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
7. Prior to site plan approval the applicant shall pay 2% cash-in-lieu of parkland dedication in accordance with City policy and the Planning Act.
8. Prior to site plan approval the applicant shall carry out an archaeological assessment of the subject site and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Citizenship, Culture and Recreation confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
9. Prior to site plan approval the applicant shall gratuitously convey part of the subject lands, as required by the Region, for the purposes of widening Steeles Avenue to its ultimate width and to provide 0.3 metre reserves behind the property line along the Steeles Avenue frontage. All conveyances are to be free and clear of encumbrances. The applicant acknowledges that all zoning requirements (i.e. landscaping, building setbacks) are to be satisfied beyond any required road widening.
10. The applicant shall agree to clear litter from the site at least twice weekly.
11. Prior to the issuance of a building permit, the application shall make satisfactory arrangements with the Region of Peel for on-site waste collection through a private waste hauler.
12. The applicant will satisfy the following requirements of Canada Post:

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- a) The applicant will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- b) In addition the owner will provide:
 - i) An appropriate sized sidewalk section (concrete pad), as per Canada Post specifications to place the Community Mailboxes on.
 - ii) Any required walkway across the boulevard, as per municipal standards.
 - iii) Any required curb depressions for wheelchair access.

Carried

G. Policy Planning Reports

- * G 1. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated November 3, 2005, re: **City of Brampton Response - City of Mississauga – Upper Hurontario Street Corridor – Review of Land Uses and Urban Design Guidelines** (File G70 MI).

- PDD309-2005
- 1. That the report from P. Cooper, Policy Planner, Planning, Design and Development, dated November 3, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **City of Brampton Response - City of Mississauga – Upper Hurontario Street Corridor – Review of Land Uses and Urban Design Guidelines** (File G70 MI) be received; and
 - 2. That the detailed response and recommendations to the “Upper Hurontario Street Corridor – Review of Land Uses and Urban Design Guidelines” as outlined in the staff report be endorsed;
 - 3. That the Mississauga proposal to limit permissions for lower order commercial uses in the Upper Hurontario Street Corridor be supported; and

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4. That staff be directed to meet with the City of Mississauga staff to discuss interrelated transportation issues and potential joint studies reflecting the connection of AcceleRide to high order transit on Hurontario Street in Mississauga and respecting an appropriate transit terminal location; and
5. That the City Clerk be directed to forward a copy of the staff report and the decision of Council to the City of Mississauga for their information.

Carried

- G 2. Report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated November 9, 2005, re: **Status Report – Establishing an Environmental Advisory Committee for the City of Brampton** (File N01 GE) (See Delegation E3).

Dealt with under Delegation E3, Recommendation PDD302-2005

- * G 3. Report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated November 22, 2005, re: **City of Brampton Comments – Proposed Draft Regional Official Plan Amendment 17 (ROPA 17)** (File G70 CA)

- PDD310-2005
1. That the report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated November 22, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **City of Brampton Comments – Proposed Draft Regional Official Plan Amendment 17 (ROPA 17)** (File G70 CA) be received; and,
 2. That the City Clerk be directed to forward a copy of the staff report and the decision of Council to the Town of Caledon and the Region of Peel for their information

Carried

- * G 4. Report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated November 16, 2005, re: **Status Report – Ministry of the Environment’s Watershed Based Source Protection Planning** (File G65 SP).

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- PDD311-2005
1. That the report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated November 16, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Status Report – Ministry of the Environment’s Watershed Based Source Protection Planning** (File G65 SP) be received; and
 2. That staff be directed to monitor the Watershed Based Source Protection Planning initiative and report to Council as necessary; and,
 3. That the City Clerk be directed to forward a copy of this report and the decision of Council to the Region of Peel, Credit Valley Conservation, Toronto and Region Conservation Authority, the local area municipalities of Mississauga and Caledon and the Association of Municipalities of Ontario for their information.

Carried

- G 5. Report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, and P. Aldunate, Policy Planner, Planning, Design and Development, dated November 29, 2005, re: **Brampton Strategic Response to Growth-Transition and Implementation Management & Special Policy** (File POO GR) (See Delegation E5).

Dealt with under Delegation E5, Recommendation PDD305-2005

H. Committee of Adjustment Reports

- H 1. Report from P. Snape, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated November 23, 2005, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A390/05 – Jaswinder Singh and Harkit Khungura – 9416 Highway 50 – Ward 10** (File A390/05).

There was discussion regarding the possibility of allowing the continued operation of the existing motor vehicle repair facility at the subject location for another year and the City not appealing the decision of the Committee of Adjustment to the Ontario Municipal Board.

The following motion was considered:

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- PDD312-2005
1. That the report from P. Snape, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated November 23, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A390/05 – Jaswinder Singh and Harkit Khungura – 9416 Highway 50 – Ward 10** (File A390/05) be received; and
 2. That the City of Brampton not appeal the Committee of Adjustment's decision with respect to Minor Variance Application A390/05 to the Ontario Municipal Board.

Carried

- * H 2. Report from P. Snape, Manager of Development Services, and A. Parsons, Development, Planner, Planning, Design and Development, dated November 22, 2005, re: **Appeal by Marisa Tolfa of Committee of Adjustment Refusal of Minor Variance Application A285/05 – 221 Deerhurst Drive – Ward 10** (File A285/05).

- PDD313-2005
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development, Planner, Planning, Design and Development, dated November 22, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Appeal by Marisa Tolfa of Committee of Adjustment Refusal of Minor Variance Application A285/05 – 221 Deerhurst Drive – Ward 10** (File A285/05) be received; and
 2. That staff be directed to attend the January 5, 2005 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the subject minor variance application.

Carried

- H 3. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated November 24, 2005, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A408/05 – Gurduara Jot Parkash Sahib (Toronto) - 135 Sun Pac Boulevard – Ward 10** (File A408/05).

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There was discussion regarding industrial lands being used for uses other than industrial uses and its impact on the business community. There was further discussion on the City not appealing the decision of the Committee of Adjustment to the Ontario Municipal Board since the decision was conditional upon the applicant submitting an application to the City to have the site rezoned for an institutional use.

- PDD314-2005
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated November 24, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A408/05 – Gurduara Jot Parkash Sahib (Toronto) - 135 Sun Pac Boulevard – Ward 10** (File A408/05) be received; and
 2. That the City of Brampton not appeal the Committee of Adjustment's decision with respect to Minor Variance Application A408/05 to the Ontario Municipal Board.

Carried

I. Building and Zoning Reports - nil

J. Community Design - Parks Planning and Development Reports

- * J 1. Report from A. Taranu, Manager, Urban Design and Public Buildings, and G. Charles, Central Area Planner, Planning, Design and Development, dated December 5, 2005, re: **Status Report – Community Improvement Plan** (File P75 CE).

- PDD315-2005
1. That the report from A. Taranu, Manager, Urban Design and Public Buildings, and G. Charles, Central Area Planner, Planning, Design and Development, dated December 5, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Status Report – Community Improvement Plan** (File P75 CE) be received; and,
 2. That staff be directed to proceed with a review of the Community Improvement Plan and report back in 2006 with an evaluation of the Community Improvement Plan; and

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3. That staff be directed to continue to work co-operatively with the Brampton Downtown Development Corporation and the Brampton Downtown Business Association to devise a co-ordinated approach for improving the socio-economic climate of Brampton's Downtown Core.

Carried

- * J 2. Report from A. Taranu, Manager, Urban Design and Public Buildings, and G. Charles, Central Area Planner, Planning, Design and Development, dated December 5, 2005, re: **Request to Amend the Central Area Community Improvement Plan Development Incentive Grant Program** (File P75 CE)

- PDD316-2005
1. That the report from A. Taranu, Manager, Urban Design and Public Buildings, and G. Charles, Central Area Planner, Planning, Design and Development, dated December 5, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Request to Amend the Central Area Community Improvement Plan Development Incentive Grant Program** (File P75 CE) be received; and,
 2. That the following amendment to Section 6.2.3 of the Community Improvement Plan be endorsed:

“a) Section 6.2.3(2): This program will be in effect from the date of approval of this Plan by the Minister of Municipal Affairs, which was July 17, 2000, to December 30, 2006.”
 3. That the Ministry of Municipal Affairs and Housing be requested to approve the amendment to Section 6.2.3(2) as determined by Council;
 4. That the City Clerk be requested to forward a copy of this report and Council's decision to the Ministry of Municipal Affairs and Housing, Municipal Services Office, Central Region;
 5. That staff be directed to report back upon approval of the 2006 budget, prior to commencement of the 2007 budget deliberations, with an analysis of expanding the Development Incentive Grant program in consideration of potential development projects in the Central Area which were not provided allocation in the existing Development Incentive Grant program.

Carried

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- * J 3. Report from S. Dewdney, Manager, Open Space Design & Development, Planning, Design and Development, dated November 21, 2005, re: **Progress on City and Developer Initiated Capital Projects** (File F12.CA).

PDD317-2005 That the report from S. Dewdney, Manager, Open Space Design & Development, Planning, Design and Development, dated November 21, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Progress on City and Developer Initiated Capital Projects** (File F12.CA) be received.

Carried

- J 4. Report from J. Spencer, Manager, Parks and Facility Planning, B. Smith, Supervisor of Open Space Planning, and M. Hoy, Coordinator of Special Projects, Planning, Design and Development, dated November 28, 2005, re: **Proposed Woodlot Conservation By-law Amendments** (File N05 WO).

Staff responded to questions regarding the by-law pertaining to the preservation of trees and advised that Community Services is dealing the matter. Staff noted that the by-law that is before Committee is dealing with the conservation of woodlots, not individual trees.

- PDD318-2005
1. That the report from J. Spencer, Manager, Parks and Facility Planning, B. Smith, Supervisor of Open Space Planning, and M. Hoy, Coordinator of Special Projects, Planning, Design and Development, dated November 28, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Proposed Woodlot Conservation By-law Amendments** (File N05 WO) be received; and,
 2. That a by-law be passed to repeal Woodlot By-law 70-2001 to conserve and protect woodlots from the impacts of development in all areas of Brampton;
 3. That the by-law take effect on January 1, 2006; and
 4. That the Region of Peel be requested to delegate its authority to prohibit the destruction or injuring of trees in woodlands, under Section 135 (8) of the *Municipal Act, 2001*, to the City of Brampton.

Carried

MINUTES
Planning, Design and Development Committee

K. Engineering and Development Services Reports

- K 1. Report from P. Anderson, Manager of Engineering Services, Works and Transportation, dated November 8, 2005, re: **Requests by Julian Drive/Princess Andrea Court Residents to close Julian Drive at the Castlemore Road Intersection -Ward 10** (File) (See Delegation E4)

Dealt with under Delegation E4, Recommendation PDD304-2005

L. Minutes

- * L 1. **Brampton Heritage Board Minutes – November 15, 2005.**

PDD319-2005 That the **Minutes of the Brampton Heritage Meeting of October 18, 2005**, to the Planning, Design and Development Committee Meeting of December 5, 2005, Recommendations HB131-2005 to HB138-2005 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB131-2005 That the agenda for the Brampton Heritage Board Meeting of November 15, 2005 be approved, as amended, as follows:

To add:

G 3-1. **Minutes – Brampton Heritage Board Heritage Resources Sub-Committee – November 1, 2005** (File G33).

HB132-2005 That the **Minutes of the Brampton Heritage Board Meeting of October 18, 2005**, to the Brampton Heritage Board Meeting of November 15, 2005, be received.

HB133-2005 That the following delegations, to the Brampton Heritage Board Meeting of November 15, 2005, re: **Redevelopment Plans for Designated Heritage Property – Dominion Building – 8 Queen Street East – Ward 1** (File G33) be received:

1. Mr. John Cutruzzola, Chair, Inzola Construction Inc.
2. Ms. Marie Black, Black and Moffat Architects Inc.; and,

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That the concepts for redevelopment of the Dominion Building presented by the delegations be endorsed in principle, conditional upon final review and approvals from the City of Brampton.

HB134-2005 That the **Minutes of the Brampton Heritage Board Heritage Resources Sub-Committee Meeting of November 1, 2005** (File G33), to the Brampton Heritage Board Meeting of November 15, 2005, be received.

HB135-2005 That, as considered at the Brampton Heritage Board Meeting of November 15, 2005, Mr. Simon MacDonald be acclaimed as Co-Chair for the term ending November 30, 2006 or until successors are appointed; and,

That Mr. Robert Payne be acknowledged and thanked for his contributions and participation during his time in the position of Co-Chair.

HB136-2005 That the verbal report and written information from Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of November 15, 2005, re: **Notice of Intention to Apply for an Order to Close a Portion of Bertram (Old Zion Cemetery) – Hurontario Street and Wanless Drive – Ward 2** (File G33) be received.

HB137-2005 That the verbal report from Board Attendees, to the Brampton Heritage Board Meeting of November 15, 2005, re: **Joint Meeting of the Municipal Heritage Committees of Peel – Friday, October 21, 2005** (File G33) be received.

HB138-2005 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, January 17, 2006 at 7:00 p.m., or at the call of the Chair

Carried

M. Other/New Business/Unfinished Business

M 1. **Monthly Update – Status of Highway 410 Extension – nil**

N. Referred Matters

* N 1. **List of Referred Reports – Planning, Design And Development Committee.**

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Planning, Design and Development Committee

PDD320-2005 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of December 5, 2005 (File P45GE) be received.

Carried

O. Deferred Matters

- O 1. Report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated October 28, 2005, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) (See Delegation E6).

Dealt with under Delegation E6, Recommendation PDD305-2005

P. Notice of Motion - nil

Q. Correspondence

- * Q 1. Correspondence from the Region of Peel dated October 13, 2005, re: **Resolution Regarding the Alignment of the Future Highway 410.**

PDD321-2005 That the correspondence from the Region of Peel dated October 13, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Resolution Regarding the Alignment of the Future Highway 410** (File T17 41) be received.

Carried

- * Q 2. Correspondence from the Town of Caledon dated September 23, 2005, re: **Resolution Regarding the Alignment of the Highway 410 Extension.**

PDD322-2005 That the correspondence from the Town of Caledon dated September 23, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Resolution Regarding the Alignment of the Highway 410 Extension** (File T17 41) be received.

Carried

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Planning, Design and Development Committee

- * Q 3. Correspondence from the Region of Peel dated September 23, 2005, re:
Resolution Regarding the Region of Halton Official Plan Amendment Number 25.

PDD323-2005 That the correspondence from the Region of Peel dated September 23, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Resolution Regarding the Region of Halton Official Plan Amendment Number 25** (File P28 GE) be received.

Carried

- * Q 4. Correspondence from the Region of Peel dated September 20, 2005, re:
Resolution Regarding the Regional Official Plan Strategic Update (ROPSU) Regional Officials Plan Amendment 16 – Proposing Changes to Transportation Network and Policies.

PDD324-2005 That the correspondence from the Region of Peel dated September 20, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Resolution Regarding the Regional Official Plan Strategic Update (ROPSU) Regional Officials Plan Amendment 16 – Proposing Changes to Transportation Network and Policies** (File P29 RE) be received.

Carried

- * Q 5. Correspondence from the Region of Peel dated November 24, 2005, re:
Resolution Regarding Fieldgate Developments Inc. Official Plan Amendment and Rezoning – Ward 10

PDD325-2005 That the correspondence from the Region of Peel dated November 24, 2005, to the Planning, Design and Development Committee Meeting of December 5, 2005, re: **Resolution Regarding Fieldgate Developments Inc. Official Plan Amendment and Rezoning – Ward 10** be received.

Carried

R. Question Period - nil

S. Public Question Period - nil

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Planning, Design and Development Committee

T. Closed Session

T 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

PDD326-2005 That Committee proceed into Closed Session in order to address matters pertaining to:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

U. Adjournment

PDD327-2005 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, January 9, 2006 at 7:00 p.m. or at the call of the Chair.

Carried

Minutes

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

January 23, 2006

Members Present: **The following were present at 1:00 p.m.:**
City Councillor G. Gibson – Wards 1 and 5
City Councillor G. Manning – Wards 9 and 10

The following arrived subsequently at the times noted:
Regional Councillor E. Moore – Wards 1 and 5 (1:19 p.m.)
Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice-Chair**)(1:02 p.m.)
Regional Councillor S. DiMarco – Wards 3 and 4 (1:05 p.m.)
Regional Councillor G. Miles – Wards 7 and 8 (1:07 p.m.)
City Councillor J. Hutton – Wards 2 and 6 (1:08 p.m.)
City Councillor B. Callahan – Wards 3 and 4 (1:07 p.m.)

Members Absent: Regional Councillor J. Sprovieri - Wards 9 and 10 (personal)
City Councillor S. Hames – Wards 7 and 8 (other municipal business)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner of Planning, Design and Development
A. Smith, Director of Planning and Land Development Services
R. Bino, Director of Engineering and Development Services
P. Snape, Manager of Development Services

Legal Services Department
C. Grant, Director of Litigation and Administrative Law

Management and Administrative Services Department
L. Mikulich, City Clerk
S. Pacheco, Legislative Coordinator

MINUTES
Planning, Design and Development Committee

The meeting was called to order at 1:08 p.m., moved into Closed Session at 2:29 p.m., moved back into Open Session at 2:48 p.m. and adjourned at 2:50 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD010-2006	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D1. PDD011-2006	Bram West Secondary Plan Review Land Use Concept – Ward 6 (File P26 S40)
D2. PDD012-2006	Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A415/05 – 2026219 Ontario Ltd. – 9 Hansen Road South – Ward 3 (File A415/05)
D3. PDD013-2006 PDD014-2006	Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A413/05 – 2026467 Ontario Inc. – 110 Rutherford Road – Ward 3 (File A413/05)
D4. PDD015-2006	Request for Financial Support from the Peel Federation of Agriculture for Implementation of the GTA Agricultural Action Plan – Ward 6 (File G65 AAP)
E.	Development Team Reports
F1. PDD012-2006	Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A415/05 – 2026219 Ontario Ltd. – 9 Hansen Road South – Ward 3 (File A415/05)
F2. PDD013-2006 PDD014-2006	Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A413/05 – 2026467 Ontario Inc. – 110 Rutherford Road – Ward 3 (File A413/05)
G1. PDD016-2006	City of Brampton Response – Ministry of the Environment’s Watershed Based Source Protection Planning Clean Water Act (Bill 43) (File G65 SP)

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- G2. PDD015-2006 Request for Financial Support from the Peel Federation of Agriculture for Implementation of the GTA Agricultural Action Plan – Ward 6 (File G65 AAP)**
- G3. PDD017-2006 Village of Churchville Planning and Heritage Study (File P26S-CH)**
- G4. PDD018-2006 City of Brampton Response – Proposed Growth Plan for the Greater Golden Horseshoe (November 2005) (File G65 SP)**
- H. Building and Zoning Reports**
- I1. PDD019-2006 Review of Development Charges Credits and Heritage Properties (File G33 LA)**
- J1. PDD020-2006 Subdivision Assumption (Files C5E11.8, C2E12.5, C5E12.6 and C2W12.1)**
- **Wellington 403T Subdivision - Registered Plan 43M-1376 – Ward 9**
 - **Penrith Court Subdivision - Registered Plan 43M-1464 – Ward 2**
 - **Wellingdale 401D Subdivision - Registered Plan 43M-1398 – Ward 9**
 - **McLaughlin Road Properties Subdivision - Registered Plan 43M-1491 – Ward 6**
- K. Minutes**
- L. Other/New Business**
- M1. PDD021-2006 List of Referred Matters - Planning, Design and Development Committee**
- N1. PDD011-2006 Bram West Secondary Plan Review Land Use Concept – Ward 6 (File P26 S40)**
- O1. PDD022-2006 Notice of Motion – Accelerating/ Fast-tracking of Building Permits**
- P. PDD011-2006 Bram West Secondary Plan Review Land Use Concept – Ward 6 (File P26 S40)**
- Q. Question Period**

R.		Public Question Period
S.	PDD023-2006	Closed Session
T.	PDD024-2006	Adjournment

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MINUTES
Planning, Design and Development Committee

A. Approval of the Agenda

PDD010-2006 That the agenda for the Planning, Design and Development Committee Meeting of January 23, 2006, be approved as amended as follows:

To add the following Delegation:

- D 4. Mr. Nick Ferri, 8799 Heritage Road, Box 163, Norval, re: **Request for Financial Support from the Peel Federation of Agriculture for Implementation of the GTA Agricultural Action Plan – Ward 6** (File G65 AAP).

(See Report Item G2)

To add the following under Correspondence

- P 1. Correspondence from M. Gagnon, Gagnon, Law and Bozzo Urban Planners Ltd. dated January 19, 2006, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40).

To add the following under Closed Session:

- S 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Carried

B. Conflicts of Interest - nil

C. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G4, I1, J1, M1)

D. Delegations

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Planning, Design and Development Committee

- D 1. Delegations, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40)
1. Mr. Haydn Matthews, Great Gulf Group of Companies, Toronto
 2. Mr. John Cutruzzola, 105 Heart Lake Road, Brampton
 3. Ms. Carol-Anne Munroe, Sorenson Gravely Lowes Planning Associates Inc., on behalf of Unipetro Investments Inc.
 4. Mr. Anthony Mason and Mr. George Kee, on behalf of Huttonville Residents Association.

Delegations #2 and #4 were not in attendance at this meeting.

Mr. Haydn Matthews, Great Gulf Group of Companies, appeared before Committee and circulated a package prepared by Malone Given Parsons Ltd. which included a copy of the “Landowners’ Alternative Land Use Plan”, a traffic study prepared by Cansult which deals with the proposed number of school sites in Block 4, a drawing illustrating the location of the lands whose owners are being represented and comments relating to Financial Drive and Heritage Road. Mr. Matthews indicated that the landowners have reached a consensus and concur with the proposed concept. He provided details with respect to problems that can arise from having too many schools in one area and he provided his views on why Financial Drive and Heritage Road should not be realigned.

Ms. Carol-Anne Munroe, Sorenson Gravely Lowes Planning Associates Inc., appeared before Committee on behalf of Unipetro Investments Inc. and provided information relating to the designation under the Official Plan of the property at Steeles Avenue and Mississauga Road and the manner in which this designation would be impacted under the new plan. She also advised of the need for additional attention to be given to the Mississauga Road frontage and expressed concern with respect to limitations being imposed on their property. She indicated that the existing station should be considered as a long term use and the lots to the east along Steeles Avenue should be designated to permit a wider range of land uses than the proposed office designation would allow. She further advised of their willingness to work with staff to devise a wider range of permitted land uses.

Items N1 and P1 were brought forward and dealt with at this time.

PDD011-2006 That the following delegations, to the Planning, Design and Development Committee Meeting of January 23, 2006, re; **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) be received; and,

1. Mr. Haydn Matthews, Great Gulf Group of Companies, Toronto
2. Ms. Carol-Anne Munroe, Sorenson Gravely Lowes Planning Associates Inc., on behalf of Unipetro Investments Inc.; and,

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That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated October 28, 2005, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) be **deferred** to the Planning, Design and Development Committee Meeting scheduled to be held on February 6, 2006; and,

That the correspondence from M. Gagnon, Gagnon, Law and Bozzo Urban Planners Ltd. dated January 19, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40) be received.

Carried

- D 2. Mr. Norm Sidhu, Agent for 2026219 Ontario Limited, Mississauga, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A415/05 – 2026219 Ontario Ltd. – 9 Hansen Road South – Ward 3** (File A415/05).

Mr. Norm Sidhu, Agent for 2026219 Ontario Limited, appeared before Committee to request that the City of Brampton withdraw their appeal against the Committee of Adjustment decision to approve a minor variance for 9 Hansen Road South for temporary use as a motor vehicle sales and service establishment for a period of two years. He indicated that this property has been vacant since August 2005 and he has been unsuccessful in his attempts to sell or lease it. He further added that the properties in the surrounding area are generally occupied by motor vehicle related uses.

Report Item F1 was brought forward and dealt with at this time.

Discussion took place with respect to the following:

- Conditions of approval by the Committee of Adjustment
- Interim Control By-law 262-2005 which prohibits a number of uses in the “Central Area” including the use requested
- Negative impact on the re-development of Queen Street should the requested use be approved
- Types of uses that are permitted on the subject property during the period of the Interim Control By-law

Staff explained that the use requested is permitted under the Zoning By-law, however, it is not permitted under the Interim Control By-law which is in effect until September 2006. Staff further advised that approval of this application, even on a temporary basis, would set a dangerous precedent.

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The following motion was considered.

PDD012-2006 That the delegation of Mr. Norm Sidhu, Agent for 2026219 Ontario Limited, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A415/05 – 2026219 Ontario Ltd. – 9 Hansen Road South – Ward 3** (File A415/05) be received; and,

That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated January 6, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A415/05 – 2026219 Ontario Ltd. – 9 Hansen Road South – Ward 3** (File A415/05) be received; and,

That the appeal of the Committee of Adjustment Decision to approve application A415/05 be pursued and staff be directed to attend and make appropriate representation at the Ontario Municipal Board.

Carried

D 3. Delegations, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A413/05 – 2026467 Ontario Inc. – 110 Rutherford Road – Ward 3** (File A413/05)

1. Ms. Cathy Austin, Administrator, 2026457 Ontario Inc., Brampton
2. Representative from Ritchie, Ketcheson, Hart & Biggart LLP, Toronto

The representative from Ritchie, Ketcheson, Hart & Biggart LLP, Toronto, was not in attendance at this meeting.

Ms. Cathy Austin, Administrator, 2026457 Ontario Inc., appeared before Committee to request that the City of Brampton withdraw their appeal against the Committee of Adjustment decision to approve a minor variance for 110 Rutherford Road for temporary use as a motor vehicle sales establishment for a period of three years. She advised Committee that the properties in the surrounding area are generally occupied by motor vehicle related uses, including sales.

Report Item F 2 was brought forward and dealt with at this time.

Discussion took place with respect to the following:

- Conditions placed by the Committee of Adjustment

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- Impact on the re-development of Queen Street should the requested use be approved
- It was noted that this property is zoned industrial and it is currently operating under the permitted use of motor vehicle repair
- Differences between this application and application A415/05, which was dealt with under Item D2. It was noted that this property is further removed from the Queen Street Corridor.

Staff explained that while this establishment is not in the area of the Interim Control By-law, it is still part of the “Central Area”. Staff further advised that this variance does not meet the intent of the City’s Official Plan and advised of the importance of being consistent in applying these policies in order to be successful in the re-development of Queen Street.

The following motion was considered.

*PDD013-2006 That the report from P. Snape, Manager of Development Services, and A. Parsons, Development, Planner, Planning, Design and Development, dated January 6, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A413/05 – 2026467 Ontario Inc. – 110 Rutherford Road – Ward 3 (File A413/05) be received; and,***

That the appeal against the Committee of Adjustment Decision to approve application A413/05 be pursued and staff be directed to attend and make appropriate representation at the Ontario Municipal Board.

Lost

The following motion was considered.

*PDD014-2006 That the delegation of Ms. Cathy Austin, Administrator, 2026457 Ontario Inc., Brampton, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A413/05 – 2026467 Ontario Inc. – 110 Rutherford Road – Ward 3 (File A413/05) be received; and,***

*That the report from P. Snape, Manager of Development Services, and A. Parsons, Development, Planner, Planning, Design and Development, dated January 6, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A413/05 – 2026467 Ontario Inc. – 110 Rutherford Road – Ward 3 (File A413/05) be received; and,***

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That the appeal against the Committee of Adjustment Decision to approve application A413/05 be withdrawn.

Carried

- D 4. Mr. Nick Ferri, 8799 Heritage Road, Box 163, Norval, re: **Request for Financial Support from the Peel Federation of Agriculture for Implementation of the GTA Agricultural Action Plan – Ward 6** (File G65 AAP).

Mr. Nick Ferri appeared before Committee with respect to the subject report and provided information regarding gross farm receipts, indicating that they have grown substantially despite there being fewer farms. He added that farming in Brampton is not transitional and that the increase in gross sales is due to nearby consumers. He advised that the farming industry needs the City's support and thanked Committee for their consideration in this regard.

Discussion took place with respect to the importance of supporting the farming industry and the following motion was considered.

Report Item G 2 was brought forward and the following motion was considered.

PDD015-2006 That the delegation of Mr. Nick Ferri, 8799 Heritage Road, Box 163, Norval, Ontario, re: **Request for Financial Support from the Peel Federation of Agriculture for Implementation of the GTA Agricultural Action Plan – Ward 6** (File G65 AAP) be received; and,

That the report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, and D. Jenkins, Policy Planner, Planning, Design and Development dated January 2, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Request for Financial Support from the Peel Federation of Agriculture for Implementation of the GTA Agricultural Action Plan – Ward 6** (File G65 AAP) be received; and,

That the Peel Federation of Agriculture's request for a financial contribution towards implementation of the GTA Agricultural Action Plan, for one-time funding in the amount of \$5,000, be supported, subject to approval of the 2006 budget submission for City-Wide Community Projects (cost center 0191), with the condition that none of the funds be used to support activities which conflict with any aspect of the City's role as a major urban development community; and,

That the City of Brampton continue its long-term support of the agricultural sector through existing programs such as the Farmers' Market and Tourism Brampton for Brampton's farming heritage; and,

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Planning, Design and Development Committee

That staff be directed to prepare a letter advising the Peel Federation of Agriculture that the City has approved this request for funding with the understanding that said funds will not be used to support any activities which are in conflict with the City's role as a major urban development community; and,

That staff be further directed to meet with representatives from the Peel Federation of Agriculture to outline conditions for use of the grant funds to be incorporated into a draft agreement; and,

That the Mayor and Clerk be authorized to execute an agreement with respect to the subject grant funds, subject to the approval of the City Solicitor; and,

That City staff be assigned to oversee, monitor and report back on the fulfillment of obligations by both parties to the grant agreement.

Carried

E. Development Team Reports – nil

F. Committee of Adjustment Reports

- F 1. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated January 6, 2006, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A415/05 – 2026219 Ontario Ltd. – 9 Hansen Road South – Ward 3** (File A415/05).

Dealt with under Delegation Item D2 – Recommendation PDD012-2006

- F 2. Report from P. Snape, Manager of Development Services, and A. Parsons, Development, Planner, Planning, Design and Development, dated January 6, 2006, re: **Appeal by the City of Brampton of Committee of Adjustment Approval of Minor Variance Application A413/05 – 2026467 Ontario Inc. – 110 Rutherford Road – Ward 3** (File A413/05).

Dealt with under Delegation Item D3 – Recommendation PDD014-2006

G. Policy Planning Reports

MINUTES
Planning, Design and Development Committee

- * G 1. Report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated January 3, 2006, re: **City of Brampton Response – Ministry of the Environment’s Watershed Based Source Protection Planning Clean Water Act (Bill 43)** (File G65 SP)

PDD016-2006 That the report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated January 3, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **City of Brampton Response – Ministry of the Environment’s Watershed Based Source Protection Planning Clean Water Act (Bill 43)** (File G65 SP) be received; and,

That the comments included in the subject report be endorsed as the City of Brampton's comments on the Clean Water Act, and as such be forwarded to the Ministry of the Environment for their consideration of Brampton’s primary concerns including the possibility that municipalities will have a limited role in decision making during the preparation of source protection plans; some apparent redundancy between this initiative and existing Provincial Policies; and, uncertainty regarding the scope, roles, responsibilities and sources of funding to implement source water protection; and,

That staff be directed to monitor the Watershed Based Source Protection Planning initiative, provide comments on future initiatives related to the Watershed Based Source Protection Planning reflecting the comments included in the subject report and further provide follow up reports to Council if new directions are proposed; and,

That a copy of the subject report be circulated to the Region of Peel, Credit Valley Conservation, Toronto and Region Conservation Authority, the local area municipalities of Mississauga and Caledon and the Association of Municipalities of Ontario for their information.

Carried

- G 2. Report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, and D. Jenkins, Policy Planner, Planning, Design and Development dated January 2, 2006, re: **Request for Financial Support from the Peel Federation of Agriculture for Implementation of the GTA Agricultural Action Plan – Ward 6** (File G65 AAP).

Dealt with under Delegation Item D4 – Recommendation PDD015-2006

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- G 3. Report from D. Waters, Manager, Land Use Policy, and M. Palermo, Policy Planner, Planning, Design and Development, dated January 11, 2006, re: **Village of Churchville Planning and Heritage Study** (File P26S-CH).

Committee held a discussion regarding the amount of history and background work that has been put into this project by City staff and asked questions with respect to whether it would be more efficient to have City staff undertake this study as opposed to hiring an outside consultant. Staff advised that the City does not have the resources to undertake such a study and complete it within the specified time frame. Staff further advised that the consultant team selected has the necessary experience to successfully complete the Terms of Reference.

Discussions took place with respect to the following:

- Cost of this study
- The Churchville Planning and Heritage Study Terms of Reference
- The need for updated and comprehensive policies to respond to development applications in Churchville
- The need to update the Churchville District Heritage Plan quickly in order to protect Churchville from current development pressures

The following motion was considered.

PDD017-2006 That the report from D. Waters, Manager, Land Use Policy, and M. Palermo, Policy Planner, Planning, Design and Development, dated January 11, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Village of Churchville Planning and Heritage Study** (File P26S-CH) be received; and,

That the Churchville Planning and Heritage Study Terms of Reference dated December 2, 2005, attached to the subject report as Appendix A be endorsed; and,

That staff's recommendation to select Bousfields Inc., George Robb Architect, Unterman McPhail Associates, Wend Shearer Landscape Architect and R.J. Burnsides and Associates Ltd., to undertake the study Terms of Reference in accordance with their proposal attached to the subject report as Appendix B, be endorsed; and,

That the two area Councillors for Ward 6 be selected to represent City Council on the Project Steering Committee; and,

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That the City Clerk be directed to circulate a copy of the subject report and recommendations to the Region of Peel, Credit Valley Conservation, the Brampton Heritage Board, and the Churchville Heritage Committee and that further refinements to the Terms of Reference/study proposal be considered based on their review.

Carried

- * G 4. Report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated January 3, 2006, re: **City of Brampton Response – Proposed Growth Plan for the Greater Golden Horseshoe (November 2005)** (File P04).

PDD018-2006 That the report from D. Waters, Manager, Land Use Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated January 3, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **City of Brampton Response – Proposed Growth Plan for the Greater Golden Horseshoe (November 2005)** (File P04) be received; and,

That the detailed responses and recommendations to the “Proposed Growth Plan for the Greater Golden Horseshoe” as outlined in the subject report and summarized in Appendix A titled “Summary Table of Comments on the Proposed Growth Plan” be approved; and,

That the Province of Ontario be requested to provide appropriate funding to cover the costs of providing both “hard and soft” infrastructure to accommodate growth plan targets; and,

That a copy of the subject report be circulated to the Region of Peel and the local area municipalities of Mississauga and Caledon and the Association of Municipalities of Ontario for their information; and,

That the Ministry of Public Infrastructure Renewal be advised that the City of Brampton wishes to participate in any further working groups and stakeholder meetings regarding the Growth Plan and related matters.

Carried

H. Building and Zoning Reports – nil

I. Community Design - Parks Planning and Development Reports

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- * I 1 Report from A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated January 5, 2006, re: **Review of Development Charges Credits and Heritage Properties** (File G33 LA).

PDD19-2006 That the report from A. Taranu, Manager, Urban Design and Public Buildings, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated January 5, 2006, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Review of Development Charges Credits and Heritage Properties** (File G33 LA) be received.

Carried

J. Engineering and Development Services Reports

- * J 1. Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated December 20, 2005, re: **Subdivision Assumption** (Files C5E11.8, C2E12.5, C5E12.6 and C2W12.1)
- **Wellington 403T Subdivision - Registered Plan 43M-1376 – Ward 9**
 - **Penrith Court Subdivision - Registered Plan 43M-1464 – Ward 2**
 - **Wellingdale 401D Subdivision - Registered Plan 43M-1398 – Ward 9**
 - **McLaughlin Road Properties Subdivision - Registered Plan 43M-1491 – Ward 6**

PDD020-2006 That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated December 20, 2005, to the Planning, Design and Development Committee Meeting of January 23, 2006, re: **Subdivision Assumption** (Files C5E11.8, C2E12.5, C5E12.6 and C2W12.1) be received;

- **Wellington 403T Subdivision - Registered Plan 43M-1376 – Ward 9**
- **Penrith Court Subdivision - Registered Plan 43M-1464 – Ward 2**
- **Wellingdale 401D Subdivision - Registered Plan 43M-1398 – Ward 9**
- **McLaughlin Road Properties Subdivision - Registered Plan 43M-1491 – Ward 6; and,**

That, subject to confirmation from the Engineering and Development Services Division of the Planning, Design and Development Department that all departments/agencies are satisfied, the Legal Services Department report to Council regarding the assumption of the subject plans of subdivisions.

Carried

K. Minutes – nil

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L. Other/New Business/Unfinished Business – nil

M. Referred Matters

*** M 1. List of Referred Reports – Planning, Design And Development Committee**

PDD021-2006 That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of January 23, 2006 (File P45GE) be received.

Carried

N. Deferred Matters

N 1. Report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development dated October 28, 2005, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40).

Deferred under Delegation Item D1 – Recommendation PDD011-2006

O. Notice of Motion

O 1. Notice of Motion by Regional Councillor Moore, re: **Accelerating/ Fast-tracking of Building Permits.**

The following Notice of Motion was made by Regional Councillor Moore at the Planning, Design and Development Committee Meeting of January 9, 2006, for consideration at this meeting:

“That staff be directed to investigate and report back to the Planning, Design and Development Committee on initiatives taken by other municipalities, specifically the City of Toronto to accelerate/fast-track building permits for individual property owners making alterations or additions to their properties.”

Discussion took place with respect to the process for fast tracking building permits in the City of Toronto whereby every Wednesday the applications received would have a 24-hour turnaround.

B. Campbell, Chief Building Official, Planning Design and Development, advised Committee that in January 2006, new legislation was passed which indicates that all applications must be dealt with within 10 days.

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The motion was considered as follows:

PDD022-2006 That staff be directed to investigate and report back to the Planning, Design and Development Committee on initiatives taken by other municipalities, specifically the City of Toronto to accelerate/fast-track building permits for individual property owners making alterations or additions to their properties.

Carried

P. Correspondence

P 1. Correspondence from M. Gagnon, Gagnon, Law and Bozzo Urban Planners Ltd. dated January 19, 2006, re: **Bram West Secondary Plan Review Land Use Concept – Ward 6** (File P26 S40).

Dealt with under Delegation Item D1 – Recommendation PDD011-2006

Q. Question Period – nil

R. Public Question Period – nil

S. Closed Session

At 2:29 p.m. the following recommendation was passed:

PDD023-2006 That Committee proceed into Closed Session in order to address matters pertaining to:

S 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Carried

T. Adjournment

PDD024-2006 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, February 6, 2006 at 7:00 p.m. or at the call of the Chair.

Carried